Bill Garrett Davidson County
Batch# 97882 DEEDQC
05/30/2018 09:24:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180530-0051296

THIS INSTRUMENT PREPARED BY:
JANELLE A. SIMMONS
ATTORNEY AT LAW
222 SECOND AVENUE NORTH, SUITE 230
NASHVILLE, TENNESSEE 37201
(615) 467-1801

QUITCLAIM DEED

FROM: MARIA BOGACH **MAP/PARCEL ID NUMBER: 082-09-0J-404.00-CO**

TO: LEWIS BOGACH

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

New Owner & Address	Taxable Party	Map/Parcel ID Number
Lewis Bogach **404 Van Buren Street** **Nashville, Tennessee 37208**	**Lewis Bogach** **404 Van Buren Street** **Nashville, Tennessee 37208**	**082-09-0J-404.00-CO**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled **Lewis Bogach v. Maria Bogach, Third Circuit Court for Davidson County, Tennessee, Docket Number 16D-1585,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

LEWIS BOGACH

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

THE 26th, DAY OF April, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-8-2021

ASHLEY PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

This Instrument Prepared By:

Janelle A. Simmons
Attorney at law
222 Second Avenue North
Suite 230
Nashville, Tennessee 37201
(615) 467-1801

FOR AND IN CONSIDERATION and in compliance with the division of property in a Final Decree of Absolute Divorce filed in the Davidson County Circuit Court, State of Tennessee, under Docket Number 16D-1585, the receipt of which is hereby acknowledged, I, Maria Bogach, by these presents do hereby quitclaim and convey unto Lewis Bogach, single person, his heirs, successors and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of the Morgan Park Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing the Morgan Park Place Condominium of record in Instrument Number 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, 20071010-0120740 and in Instrument No. 20100622-0048863, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Lewis Bogach and Maria Bogach, husband and wife by Warranty Deed from James Robbins, a single person of record in Instrument No. 20160202-001054 Register's Office for Davidson County, Tennessee, dated January 29,2016 and recorded on February 2, 2018. Being also known as 404 Van Buren Street Nashville, TN 37208.

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 16D-1585.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of May, 2018.

Maria Bogach
MARIA BOGACH

STATE OF Tenn. }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public in and for said County and State, the within named, Maria Bogach, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF May, 2018.

MARIA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

Maria Hawkins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-21 **(AFFIX SEAL)**