Karen Johnson Davidson County
Batch# 385614 DEEDQC
04/14/2020 01:02:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200414-0038958

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jeffrey S. Bohan and Cheryl M. Bohan, Co-Trustees Bohan Family Revocable Living Trust 3035 Lakeshore Drive Old Hickory, TN 37138	New Owner	054090A00700CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jeffrey Stephen Bohan and wife, Cheryl Martin Bohan** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Jeffrey S. Bohan and Cheryl M. Bohan, Co-Trustees, Bohan Family Revocable Living Trust Agreement dated April 3, 2020** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being all of Lot No. 7 on the Final Plat, Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of LakeMeade, Phase II, as shown by plat appearing of record in Instrument 20040903-0106917 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to **Jeffrey Stephen Bohan and wife, Cheryl Martin Bohan**, by Warranty Deed dated May 20, 2016, from **Bradley Upchurch, married**, recorded in Instrument No. 20160524-0052142, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20040903-0106869, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Instrument 20040903-0106917, said Register's Office; (2) Easement to Cumberland Utility District of record in Book 5649, Page 464, Register's Office for said County; (3) Sewer Easement of record in Book 7346, Page 967, Register's Office for said County; (4) Sewer & Water Line Easement of record in Book 5793, Page 965; Book 1217, Page 674; and Book 1217, Page 271, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Jeffrey Stephen Bohan and **Jeffrey S. Bohan** are one and the same person.

Cheryl Martin Bohan and **Cheryl M. Bohan** are one and the same person.

This is improved property known as: **3035 Lakeshore Drive, Old Hickory, TN 37138.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 3rd day of April 2020.

Jeffrey S. Bohan
Jeffrey Stephen Bohan

Cheryl Martin Bohan
Cheryl Martin Bohan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jeffrey Stephen Bohan**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

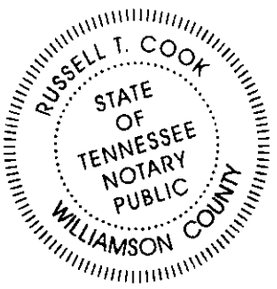
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Cheryl Martin Bohan**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April 2020.

Notary Public

My Commission Expires:
9/16/2023



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 3rd day of April 2020.

Notary Public

My Commission Expires:
9/16/2023

