Karen Johnson Davidson County
Batch# 385614 DEEDQC
04/14/2020 01:02:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200414-0038959

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	07900006600

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, **Jeff Bohan** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Jeffrey S. Bohan and Cheryl M. Bohan, Co-Trustees, Bohan Family Revocable Living Trust Agreement dated April 3, 2020** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Westbelt Industrial Park, as of record in Plat Book 6250, Page 796, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Westbelt Drive, the said point being the southeast corner of Lot No. 4 and the northeast corner of Lot No. 3 of Westbelt Industrial Park; thence along the common boundary between Lot Nos. 3 and 4 in a westerly direction, 318.12 feet to a point; thence North 10 degrees 56' West 156.57 feet to a point; thence North 80 degrees 15' East 318.19 feet to a point in the westerly margin of Westbelt Drive; thence along the said margin South 10 degrees 56' East 150.00 feet to the point of beginning, containing 1.12 acres, more or less.

Being the same property conveyed to William H. McMath and Larry J. Wiggs by Warranty Deed from Belz Investment Company, a partnership composed of Phillip Belz and Jack A. Belz, dated 04/15/1987 and recorded on 04/24/1987 in Book 7214, Page 448, and re-recorded on 05/01/1987 in Book 7222, Page 279, RODCT. William H. McMath and wife, Katie McMath, further conveyed their one-half interest to Burl Haun and wife, Cheryl Haun, and Jeff Bohan and wife, Cheryl Bohan, by Warranty Deed dated 09/01/1993 and recorded on 09/02/1993 in Book 9069, Page 624, RODCT. Cheryl Bohan further conveyed her interest to Jeff Bohan by Quitclaim Deed dated 09/03/1993 and recorded on 09/09/1993 Book 9075, Page 871, RODCT. Cheryl Haun further conveyed her interest to Burl Haun by Quitclaim Deed dated 09/07/1993 and recorded on 09/09/1993 in Book 9075, Page 873, RODCT. Burl Haun further conveyed his twenty-five percent (25%) interest to Larry H. Wiggs, a twelve and 50/100 percent (12.5%) interest, and to

Jeff Bohan, a twelve and 50/100 percent (12.5%), interest by Warranty Deed dated January 16, 2020, recorded in Instrument No. 20200116-0005977, RODCT.

Subject to the following:

1. Matters shown on the Plan of record in Plat Book 6250, Page 796, and Plat Book 6200, Page 622, said Register's Office.

2. Sanitary Sewer Easement of record in Book 6956, Page 87, said Register's Office.

3. Declaration of Permissive Use of record in Instrument No. 20191206-0126151, said Register's Office.

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

This is improved property known as: **7013 Westbelt Drive, Nashville, TN 37209.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 3rd day of April 2020.

Jeff 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 **Jeff 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

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

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY