Karen Johnson Davidson County
Batch# 444565 DEEDQC
07/28/2020 07:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200728-0082362

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 27th day of July, 2020.

Notary Public

My commission expires: 11/22/23

LEONARD L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Katherine Golter Cox, Trustee	**New Owner**	**02504009300**
1998 Pleasant Grove Road		
Westmoreland, TN 37186		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BOHELGO LLC, a Tennessee limited liability company, herein called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto KATHERINE GOLTER COX, TRUSTEE OF THE GOLTER FAMILY IRREVOCABLE TRUST, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Williamson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron stake in the west right-of-way line of Tennessee Highway US 41, or the Main Street of the City of Goodlettsville, said stake being at the point of intersection of the south edge of a 50 foot street now named Peay Memorial Drive, with said highway, also 6 inches south of the northeast corner of a water meter; thence with the south edge of said 50 foot street named Peay Memorial Drive S 83-1/2 deg. W 201.5 feet to a point 25 feet east of a concrete marker and a corner of the property conveyed to Matt Thomson et ux. by deed of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee; thence S 2 deg. 45 min. W 120.1 feet with Thomson's east line to Thomson's southeast corner; thence N 45 deg. E 141.8 feet to a point on the branch, a corner to the fire hall lot; thence N 83-1/2 deg. E 96.5 feet to a point on the margin of Tennessee Highway US 41, N 6-1/2 deg. W passing an iron pin at the old McMurtrie and Roscoe corner at 22 feet continuing on in all 26.9 feet more or less to the beginning.

Being the same property conveyed to Bohelgo, LLC, a Tennessee limited liability company, by Quitclaim Deed from Patricia A. Golter and Gregory H. Golter, wife and husband, dated 8/1/13 of record in Instrument No. 20130829-0091505, Register's Office of Davidson County, Tennessee. Bohelgo, LLC was administratively dissolved by the State of Tennessee on 8/6/19. This instrument is being executed by the then members of Bohelgo, LLC pursuant to TCA 48-245-501 for the express purpose of winding up the business affairs of Bohelgo, LLC.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Preparer makes no representations as to the status of title to the property being conveyed hereby. Legal description based upon prior deed.

For recital purposes, the above-described property is improved property known as 201 South Main Street, Goodlettsville, TN 37072.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 24th day of July, 2020.

Bob J. Golter
BOB J. GOLTER

Gregory H. Golter
GREGORY H. GOLTER

Jeanette L. Golter
JEANETTE L. GOLTER

Kate Cox
KATE COX

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Bob J. Golter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Bohelgo, LLC, a limited liability company, and that he is authorized by Bohelgo, LLC to execute this instrument on its behalf..

Witness my hand and official seal at office this 24th day of July, 2020.

My commission expires: 11/22/23

Notary Public

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Gregory H. Golter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Bohelgo, LLC, a limited liability company, and that he is authorized by Bohelgo, LLC to execute this instrument on its behalf..

Witness my hand and official seal at office this 23rd day of July, 2020.

My commission expires: 11/22/23

Notary Public

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Jeanette L. Golter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Bohelgo, LLC, a limited liability company, and that she is authorized by Bohelgo, LLC to execute this instrument on its behalf..

Witness my hand and official seal at office this 22nd day of July, 2020.

My commission expires: 11/22/23

Notary Public

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Kate Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Bohelgo, LLC, a limited liability company, and that she is authorized by Bohelgo, LLC to execute this instrument on its behalf..

Witness my hand and official seal at office this 20th day of June, 2020.

My commission expires: 11/22/23

Notary Public

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

