This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P20-1290-D

Karen Johnson Davidson County
Batch# 586325 DEEDWARR
03/08/2021 09:59:44 AM 4 pgs
Fees: $23.00 Taxes: $486.55

20210308-0029806

WARRANTY DEED

Address of New Owners:
Mr. Gregory E. Bogard
3965 Keeley Dr.
Nashville, TN. 37211

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Anthony B. Bogard, Gregory E. Bogard and Michael E. Bogard.

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory E. Bogard

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Bogard and Patricia Bogard, husband and wife, by deed from Racy Patterson, unmarried, John O'Mara, married and Karen Hamilton, married, as the heirs at law of Diane Wellspring, deceased, of record in Instrument Number 20160418-0037397, in the Register's Office of Davidson County, Tennessee. See Affidavit of Heirship, of record in Instrument Number 20160321-0026402, in the Register's Office of Davidson County, Tennessee. Also being the same property in which title vested in Patricia Bogard, upon the death of James Bogard, by reason of their tenancy by the entirety. Also being the same property title to which vested in Anthony B. Bogard, Gregory E. Bogard and Michael E. Bogard, as the sole heirs at law of Patricia A. Bogard, deceased.

This property is subject to restrictions and reservations, of record in Volume 4562, Page 949, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on plat of record in Plat Book 4460, Page 58, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Bart Drive.

This is ( ) Unimproved (X) Improved property known as 324 Bart Drive, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT TO: 2021 Davidson County Taxes which have been assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27th day of February, 2021.

Anthony B. Bogard

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony B. Bogard , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2021.

Notary Public

JASMYNE LEWIS
NOTARY PUBLIC
STATE OF OKLAHOMA
#17006602
EXP. 07/18/2021
IN AND FOR

My Commission Expires: 07/18/2021

Witness my/our hand(s) this the 4th day of March, 2021.

Gregory E. Bogard

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory E. Bogard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2021.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

Witness my/our hand(s) this the 4th day of March, 2021.

Michael E. Bogard

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Bogard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of March, 2021.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $131,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2021.

Notary Public

My Commission Expires:_____

Map: 162 03 0 130.00

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023