Karen Johnson Davidson County
Batch# 791437 DEEDQC
01/18/2022 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006426

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

File No.: TN-2021-11994-NSH

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
J Bogetti and Kara Bogetti, Trustees of the J & K Bogetti Family Trust 5251 Carters Creek Pike Thompson Station, TN 37179	Same	082120V000400CO

THIS INDENTURE made this 14 day of December, 2021 between, **J. Bogetti and Kara Bogetti, Trustees of J&K Bogetti Family Trust,** First Party, and **Jonathan George Bogetti,** Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Being certain private element units situated in Davidson County, Tennessee, being Unit D, together with the appurtenant common elements, of 208 Myrtle Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing a Horizontal Property Regime for the 208 Myrtle Street Townhomes, of record in Instrument No. 20171229-0132509; as amended in Instrument No. 20190117-0005041 and in Instrument No. 20190129-0008621, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan of 208 Myrtle Street Townhomes, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 208 Myrtle Street Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to J. Bogetti and Kara Bogetti, Trustees of J&K Bogetti Family Trust by Deed dated August 14, 2020 from 208B Myrtle LLC, a Tennessee limited liability company, of record in Instrument Number 20200817-0092168 in the office aforesaid.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 21 day of December, 2021.

J&K Bogetti Family Trust

BY: J. Bogetti, Trustee

BY: Kara Bogetti, Trustee
Kara Bogetti, Trustee

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Bogetti and Kara Bogetti, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this _____ day of _____, _____.

*see attached
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 11 day of January, 2022.

Notary Public

My Commission Expires: 8/1/22

ANDREW M. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Quit Claim Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin)

On December 22, 2021 before me, Royal McGee, Notary Public
(insert name and title of the officer)

personally appeared J. Bogetti and Kara Bogetti,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ROYAL MCGEE
Notary Public - California
Stanislaus County
Commission # 2258366
My Comm. Expires Sep 17, 2022

Clear Form Print Form

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/22/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202201180006426