Karen Johnson Davidson County
Batch# 812433 DEEDQC
02/28/2022 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0022441

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jouvani Samuel Boshra, unmarried, and Angie Boshra and Samuel W. Boshra, wife and husband, as tenants in common with right of survivorship	U.S. Bank, N.A.	Map: 117040Q00100
(NAME) 1516 A Kirkwood Avenue	(NAME) P.O. Box 20005	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANGIE BOSHRA AND SAMUEL W. BOSHRA, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOUVANI SAMUEL BOSHRA, UNMARRIED, AND ANGIE BOSHRA AND SAMUEL W. BOSHRA, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

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 Unit A, as shown on Exhibit B in the Declaration of Covenants, Conditions and Restrictions for Homes at 1516 Kirkwood, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record in Instrument No. 20130712-0072467, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angie Boshra and Samuel W. Boshra, wife and husband, by deed from Odyssey Development, LLC, of record in Instrument No. 20160726-0076861, dated July 20, 2016, Register's Office for said County.

This is improved property, known as 1516 A Kirkwood Avenue, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 16th day of February, 2022.

Angie Boshra

Samuel W. Boshra

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angie Boshra and Samuel W. Boshra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of February, 2022.

My Commission Expires:

1/3/23

Notary Public

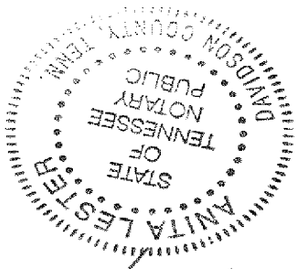
JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Debbie Lester, 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 February 16, 2022.

(AFFIANT) – Debbie Lester

February 16, 2022
Date



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 16, 2022.

My commission expires: 10/2/23

Notary Public