QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 863296 DEEDQC
05/27/2022 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220527-0061619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas R. Bosma	**Same**	
(NAME)	(NAME)	
4501 Michigan Ave.	4501 Michigan Ave	**091-08-0-362.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DEBORAH A. BOSMA AND RODNEY D. BOSMA, WIFE AND HUSBAND AND NICHOLAS R. BOSMA AN UNMARRIED MAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

NICHOLAS R. BOSMA AN UNMARRIED MAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 2 ON THE PLAN OF RESUBDIVISION OF LOT 3 OF EASTOAK'S 3 LOT SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20120823-0075854, 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 DEBORAH A. BOSMA AND RODNEY D. BOSMA, WIFE AND HUSBAND AND NICHOLAS R. BOSMA AN UNMARRIED MAN BY WARRANTY DEED FROM CHRISTOPHER DAVID LOONEY AND JENNIFER C. LOONEY F/K/A JENNIFER LAUREN CHILDERS, HUSBAND AND WIFE DATED MARCH 18, 2022 AND FILED FOR RECORD ON APRIL 5, 2022 AS INSTRUMENT NO. 20220405-0039398, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4501 Michigan Ave. Nashville, TN 37209**

Witness our hands this the 3rd day of May, 2022.

Rodney D. Bosma

Deborah A. Bosma

Nicholas R. Bosma

STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rodney D. Bosma and Deborah A. Bosma**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of May, 2022.

Notary Public
My Commission Expires: 4/22/2023

NOTARY PUBLIC STATE OF KANSAS
Notary Public - State of Kansas
JENNIFER A. STOLPER
My Appt. Exp. 4/22/2023

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 11th day of May, 2022.

Notary Public
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 5/16/22.

Date

Affiant Signature

5/16/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of May, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON