Karen Johnson Davidson County
Batch# 906508 DEEDQC
08/23/2022 09:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220823-0094911

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Keith S. Bogue
4798 Brick Church Pike
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
024 00 0 224.00

Quitclaim Deed from Spouse to Spouse

Grantor: Joyce Bogue
Grantee: Keith S. Bogue

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron rod in the westerly margin of Brick Church Pike marking a common corner with Tract 3 of the Richard A. Murray Property and also marking the northeast corner of the herein described tract; said point being south 37° 35' 49" west, 100.00 feet from a concrete monument, a corner to the property conveyed to Georgia Boyce and Deed of record in Book 1308, Page 463, said Register's Office; thence from said beginning point South 37° 35' 49" west 164.94 feet to an iron rod marking the northeast corner of Tract 1 and the southeast corner of the herein described tract; thence, leaving said margin, north 86° 19' 00" west 92.74 feet to an iron rod; thence south 66° 02' 16" west, 126.19 feet to an iron rod; thence north 71° 50' 12" west 91.25 feet to an iron rod; thence north 58° 30' 00" west 612.63 feet to an iron rod; thence north 62° 22' 40" west 584.84 feet to an iron rod marking the northwest corner of Tract 1 and the southwest corner of the herein described tract, also marking a point on the east line of the Michael P. Hosey property as of record in Deed Book 6602, page 562, RODCT north 03° 09' 45"east 535.46 feet to an iron rod in the east line of the Milton J. Woodard property as of record in Deed Book 3221, Page 91, RODCT, also marking the northwest corner of the herein described tract; thence south 58° 30' 00" east 837.65 feet to an iron rod marking the northwest corner of Tract 3; thence south 31° 00" west 256.72 feet to an iron rod; thence, south 58° 30' 00" east, 790.65 feet to an iron rod; thence north 59' 38" east, 177.31 feet to the point of beginning, containing 10.57 acres, more or less.

Being the same property conveyed to Keith S. Bogue and wife, Joyce Bogue by deed from Keith S. Bogue, Trustee, of record Instrument No. 20220822-0094227, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4798 Brick Church Pike, Goodlettsville, TN 37072.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Joyce Bogue by Keith S Bogue AIF
Joyce Bogue, Grantor by
Keith S. Bogue, Attorney-in-Fact

State of Tennessee
County of Davidson

On August 17, 2022, before me personally appeared Keith S. Bogue, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Joyce Bogue, and who acknowledged that he executed the same as attorney-in-fact for Joyce Bogue.

Debra Y. King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Keith S. Bogue

Keith S. Bogue, Grantee

Sworn to and subscribed before me on August 17, 2022.

Debra Y. King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Deanna Allen, do hereby make oath that I am 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 August 17, 2022.

Deanna Allen

Signature

8/17/2022

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 17, 2022.

Debra Y. King

Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER