THIS INSTRUMENT PREPARED BY:
Frank E. Mondelli, Sr.
Kooperman, Mondelli & Leonardo
603 Woodland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 917626 DEEDQC
09/16/2022 11:04:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220916-0103496

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 0.00 Dollars.

AFFIANT

Subscribed and sworn to before me, this 7 day of September 2022.

FRANK E. MONDELLI SR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Comm. Expires: 3/7/23.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Johnnie David Bogle Sr.	**SAME**	**059 00 0 029.00**
116 Oliver St.		
Ashland City, TN 37015		

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JOHNNIE BOGLE, SR.,** Administrator for the **ESTATE OF MILFORD W. BOGLE,** being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the state of Tennessee, the **ESTATE OF MILFORD W. BOGLE,** was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, bearing docket number 20P-1414 on September 21, 2020. **JOHNNIE BOGLE, SR.** was named Administrator of the **ESTATE OF MILFORD W. BOGLE** and is duly qualified. (See Letters Testamentary attached hereto). All debts of the Decedent have been paid and the Bureau of TennCare has issued a Release. By signing this Quitclaim Deed, the Administrator releases any and all rights that he has to recover this property in the event of the subsequent insolvency of this Estate. For

and in consideration of the sum of 0.00 Dollars **JOHNNIE BOGLE, SR.**, Administrator for the **ESTATE OF MILFORD W. BOGLE**, in accordance with the laws of the state of Tennessee governing the Administrators of intestate estates and as Administrator of the intestate Estate of **MILFORD W. BOGLE, JOHNNIE BOGLE, SR.**, has bargained and sold and hereby quitclaims by intestate succession and hereby conveys, remises, releases and forever quitclaims all of his interest to the following heirs at law as follows:

Randall Bogle, a 1/4 undivided interest; Leonard W. Bogle (1/8 undivided interest); Steve Bogle (1/8 undivided interest); Tim Duggan (3/12 undivided interest); Patsy Thrasher (3/12 undivided interest); Brenda Haggard (3/12 undivided interest); Johnnie Bogle, Sr. (1/4 undivided interest); his heirs and assigns, all his right, title and interest in and to a certain tract parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 13th Civil District of Davidson County as described according to an unrecorded survey by Petty & Petty, Surveyors, dated April 11, 1974, as follows:
>
> Said property begins at an iron pin on the south margin of Bray Drive, said pin being the common northeast corner of the subject property, and the north west corner of property of W.L. Bainbridge; thence S. 7° 22' 57" W., 116.37 feet with Bainbridge, west line to an iron pin; thence S. 9° 33' 20" E., 141.14 feet to an iron pin; thence S. 3° 11' 47" W., 46.36 feet to an iron pin in the north line of property conveyed to Minnie Pearl Davis and Walter Davis; thence with the Davis north line S. 82° 41' W., 499.7 feet to an iron pin; thence with the same bearing 50' to a second iron pin; thence N. 7° 39' W., 548.03 feet to an iron pin, the north line of the herein described property; thence S. 70° 05' 04" E., 137.33 feet to an iron pin; thence N. 74° 22' 46" E., 178.66 feet to an iron pin; thence S. 23° 44' 28" E., 230.28 feet to an iron pin; the south west corner of Bray Drive which dead ends into the east line of the herein described thence easterly with the south margin of Bray Drive, 105.01 feet to an iron pin; thence around a curve to the east, with Bray Drive 126.64 feet to the point of beginning and containing 5.48 acres, more or less.
>
> Being the same property conveyed to Milford W. Bogle and wife, Mary E. Bogle by deed of record in Book 4936, Page 53, Register's Office for Davidson County, Tennessee. Milford W. Bogle and Mary E. Bogle were married at the time of her death on January 10, 2008, and the property then vested in Milford W. Bogle as surviving tenant by the entirety. Milford W. Bogle died on July

23, 2020, leaving as his only heirs at law, the following: Johnny Bogle, Leonard Wayne Bogle, Steve Bogle, Patricia Thrasher, Timmy Duggin, Brenda Haggard and Randall Bogle.

This is improved property known as 3221 Bray Drive, Nashville, Tennessee 37218.

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

WITNESS my hand this 12th day of September, 2022.

Johnnie D Bogle Sr.
JOHNNIE BOGLE, SR., Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **JOHNNIE BOGLE, SR.,** 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 at office this the 12th day of September, 2022.

Frank E. Mondelli
NOTARY PUBLIC

FRANK E. MONDELLI, SP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/7/23