Karen Johnson Davidson County
Batch# 920720 DEEDQC
09/23/2022 10:22:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220923-0105763

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

No Title Search was performed in the preparation of this Quitclaim Deed

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNE
COUNTY OF DAV

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2022.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Geneva Bogard 324 Bart Drive Antioch, TN 37013	New Owner	162 03 0 130.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Geneva Bogard, Heir at Law of the Estate of Gregory E. Bogard,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Geneva Bogard,** her heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory E. Bogard by Warranty Deed from Anthony B. Bogard, Gregory E. Bogard, and Michael E. Bogard, of record in Instrument Number 20210308-0029806, in the Register's Office of Davidson County, Tennessee, recorded March 8, 2021.

Gregory E. Bogard having since died on October 13, 2021, in Davidson County, Tennessee. Gregory E. Bogard having died intestate. Order authorizing Geneva Bogard to serve as Administrator of the Estate issued May 5, 2022, by the Probate Court for Davidson County, Tennessee, Seventh Circuit, Case Number 22P449. Affidavits of Heirship establishing Geneva Bogard as the sole heir of the Estate of Gregory E. Bogard of record in Instrument Number 20220923-0105760 and Instrument

Number 20220923-0105761, and Instrument Number 20220923-0105762 of record in the Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. However, this conveyance is made without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September 2022.

Estate of Gregory E. Bogard

Geneva L Bogard
By: Geneva Bogard, Heir

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geneva Bogard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Heir of the Estate of Gregory E. Bogard, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 19th day of September 2022.

SCOTT PILKINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/6/26