Karen Johnson Davidson County
Batch# 926230 DEEDQC
10/06/2022 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221006-0110125

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Netco Title company 1091 Peruque crossing ct. Ofallon MO 633366	Nathan Bogard and Nicole A. MacVey 3041 Reelfoot Drive Nashville, TN 37214

Order Number: NTN-1377230

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nathan A. Bogard, a/k/a Nathan Bogard, married to Nicole A. MacVey,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Nathan Bogard and Nicole A. MacVey, Husband and Wife,** as joint tenants with right of survivorship, whose address is 3041 Reelfoot Drive, Nashville, TN 37214, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 25, on the Plan of Reelfoot, Section Three, of record in Book 6250, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 108 08 0 251.00
Street address of property: 3041 Reelfoot Drive, Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20060808-0097582 in the Register's Office, Davidson County, Tennessee.

Signed this 30th day of September, 2022.

Signature of Grantor(s):

Nathan A. Bogard,
a/k/a Nathan Bogard

Nicole A. MacVey

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30th day of September 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nathan A. Bogard, a/k/a Nathan Bogard and Nicole A. MacVey known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MIREILLE J. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Mar. 6, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 108 08 0 251.00
Street address of property: 3041 Reelfoot Drive, Nashville, TN 37214

Oath of Consideration

I or we, Pamela Nisbet, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00 .

Signed this 30th day of September, 2022.

Signatures of Affiant(s):

Pamela Nisbet

Sworn and subscribed before me this 30th day of September 2022.

Notary Public Bethany L Keeler

Bethany L Keeler
Notary Public Notary Seal
State of Missouri
St. Louis County
My Commission Expires 6/7/2026
Commission # 22750038

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, 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 September 30, 2022 (date of document).

Affiant Signature

September 30, 2022
Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 30th day of September 2022.

Notary's Signature

MY COMMISSION EXPIRES: **01/14/2026**

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2026