Karen Johnson Davidson County
Batch# 934073 DEEDQC
10/27/2022 10:12:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221027-0116300

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 TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 26th day of October, 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	148 14 0 080.00

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:

Lying and being in the Davidson County, Tennessee, being Lot No. 33 on the Map of Blanchard Heights, as of record in Book 2663, Pages 62-63, in the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the south margin of Packard Drive at the corner of Lot Nos 32 and 33; thence with the line between said lots southerly 221.18 feet to the corner of Lot Nos 33 and 34; thence with the line between said lots easterly 185.36 feet to the east margin of Keeler Drive; thence with the margin of same northerly 170 feet to the beginning of a curve; thence around said curve, northwesterly 37.35 feet to the south margin of Packard Drive; thence with the margin of the same westerly 108.58 feet to the point of beginning.

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 20210308-0029807, 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 25 day of October, 2022.

Estate of Gregory E. 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 25th day of October 2022.

SCOTT PILKINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-8-25