Karen Johnson Davidson County
Batch# 984728 DEEDQC
03/27/2023 10:40:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230327-0022022

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNES COUNTY OF DAVI The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 24 day of March, 2023. Notary Public My Commission Expires: 5/7/24

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gary L. Bouge, Debra G. Bouge and Alexandra Bouge Reis 4204 Hillsboro Pike, Unit 103 Nashville, TN 37215	New Owner	Map and Parcel No.: 131-02-D-3.00

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, **Gary L. Bouge and Debra G. Bouge, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Gary L. Bouge and Debra G. Bouge, husband and wife and Alexandra Bouge Reis, married, joint tenants with right of survivorship**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Hillsboro Hall, Phase I, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 11700, page 45, in the Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Gary L. Bouge, and Debra G. Bouge, husband and wife by Warranty Deed from Kangas, LLC, a Tennessee Limited Liability Company, dated September 1, 2016 and recorded on September 7, 2016 in Instrument No. 20160907-0093690, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **4204 Hillsboro Pike, Unit 103, Nashville, TN 37215.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2023.

Gary L. Bouge

Debra G. Bouge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary L. Bouge** and **Debra G. Bouge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 24th day of March, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024