Karen Johnson Davidson County
Batch# 1019818 DEEDQC
06/27/2023 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230627-0049015

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 DAY OF June, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID:
Brian Bogdan and Rhonda Bogdan	SAME	007.00-0-068.00 007.00-0-069.00 3-51
2556 Baker Station		
Goodlettsville, TN 37072		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We**, **Brian Bogdan and Rhonda Bogdan** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys **all my right, title, and interest and for the purpose of creating one deed**, unto **Brian M. Bogdan and Rhonda L. Bogdan,** hereinafter called the Grantee**, his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See attached Exhibit A

This is (X) unimproved property known as: **0 Baker Station and 0 Tinnin Rd. Goodlettsville, TN 37072**
(X) improved property known as: **2556 Baker Station, Goodlettsville, TN 37072**

Witness my hand this 27 day of June, 2023:

Brian Bogdan 6-27-23
Brian M. Bogdan **date**

Rhonda L. Bogdan 6-27-23
Rhonda L. Bogdan **date**

STATE OF **TN**
COUNTY OF **SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Brian M. Bogdan and Rhonda L. Bogdan,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 27 day of June, 2023.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

EXHIBIT A

Tract 1:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being Tract "J" in the Division of the Zack Q. Myers property by a survey made by Richard B. Omohundro, Surveyor, February 16, 1960, described as follows:

Beginning at the southwest corner of Tract "H", said point being South 17 degrees West 300.4 feet from the center line of Tinnin Road; thence South 17 degrees West 258.6 feet; thence North 85 degrees West 386 feet; thence South 7 degrees East 659.5 feet to a 15 inch oak; thence East 332 feet; thence North 2 degrees East 99 feet to a 42 inch beech; thence South 87 degrees East 343.5 feet to an 18 inch elm, a corner of Tracts "E", "F", and "J", thence along the line of said Tracts "F" and "J" North 17 degrees 52 minutes West 463 feet; continuing along the line of Tracts "G" and "J", North 17 degrees 52 minutes West 187.2 feet and continuing along the line of Lots "H" and "J" North 46 degrees 52 minutes West 208.3 feet to the beginning.

Being the same property conveyed to Brian M. Bogdan and Rhonda L. Bogdan, husband and wife by Deed of record in Inst # 20060908-0111533, recorded on 09/08/2006, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in the 10th Civil District of Davidson County, Tennessee, being known as Tract "H" on the unrecorded map made by Zack Q. Myers of the Henson Property and described according to a survey made by William A. Cummings, Tennessee Registered Land Surveyor No. 1314, dated May 5, 1989.

Beginning at an iron pin at the intersection of the easterly right-of-way (25 feet from the centerline) of Baker Station Road with the westerly right-of-way (25 feet from the centerline) of Tinnin Road; thence, with a curve in said westerly right-of-way concave to the northeast and having a radius of 587.56 feet, southeasterly an arc distance of 131.28 feet through a central angle of 18 degrees 39 minutes 09 seconds to the point of tangency; thence, with said westerly right-of-way, south 60 degrees 15 minutes 19 seconds East 78.23 feet to an iron pin; thence, with the boundary line of property owned by the Fate Lannon heirs, of record in Deed Book 3345, Page 329, in the Register's Office of Davidson County, Tennessee, South 45 degrees 13 minutes 00 seconds West 260.13 feet to an iron pin; thence, with the boundary line of property owned by Roy Q. Edendton, of record in Deed Book 3220, Page 499, in said Register's Office North 46 degrees 52 minutes 00 seconds West 172.63 feet to an iron pin intercepting a curve in said easterly right-of-way of Baker Station Road concave to the northwest and having a radius of 428.75 feet; thence with said curve and right-of-way, northeasterly an arc distance of 124.27 feet through a central angle of 16 degrees 36 minutes 24 seconds to the point of tangency; thence, with said easterly right-of-way, North 18 degrees 43 minutes 43 seconds East 120.11 feet to the beginning.

The above tract is subject to a 20-foot-wide easement for installation maintenance of a certain drain benefiting the Fate Lannom Heirs Property, recorded in Deed Book 3345, page 327, in said Register's Office serving the above described tract and extending 10 feet to each side of the centerline being more particularly described as follows:

Beginning at a point in the common line between the Fate Lannom Heirs Property recorded in Book 3345, page 327, and the Fate Lannom Heirs Property recorded in Book 3345, page 329, in said Register's Office, said point being North 45 degrees 13 minutes 00 seconds East 64.43 feet along said line from an iron pin at the southwesterly common corner of said properties; thence, serving said Fate Lannom Heirs Property recorded in Deed Book 3345, page 329, in said Register's Office. South 30 degrees 18 minutes 11 seconds East 178.96 feet to a point in the Southeasterly boundary line of said property, said point being Northeasterly 105.25 feet along said boundary line from an iron pin at the most Southerly corner of said property.

Being the same property conveyed to Brian Bogdan and Rhonda Bogdan, husband and wife by deed from Michael T. Hall and wife, Kathy B. Hall of record in Inst. # 202210260115872, recorded on 10/26/2022, Register's Office for Davidson County, Tennessee.

Also included in this conveyance is as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Isam Butterworth, et als plan, of record in Book 161, page 22, Register's Office for Davidson County, Tennessee, and described according to a survey made by George W. Watkins, Surveyor, dated October 21, 1959 as follows:

Beginning at a point in the center line of Bakers Station Road 117.6 feet east of the northeast corner of the property conveyed to Chester J. Seaton et ux by deed of record in Book 2797, page 479, Register's Office for Davidson County, Tennessee; thence South 83 degrees East 286.1 feet to a point; thence North 18 degrees 45 minutes East 210.4 feet to a point in the center of Bakers Station Road; thence westerly around a curve, along the center of said Bakers Station Road, 397 feet to the point of beginning, containing .66 acres, more or less.

Being the same property conveyed to Brian M. and Rhonda L. Bogdan, husband and wife by Deed of record in Inst # 20060908-0111532, recorded on 09/08/2006, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lindsey Lehn, 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 6/21/2023 (date of document).

Affiant Signature

6/21/2023

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of June, 2023.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10-21-24

NOTARY'S SEAL