Karen Johnson Davidson County
Batch# 1025723 DEEDQC
07/13/2023 09:11:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230713-0053587

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 05316012800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Nina K. Bogle, an unmarried woman,** has bargained and sold, and by these presents do convey, remise and quitclaim all interest he may possess to **Christopher Kelley Bogle,** his heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

BEING part of the Clarence R. Ussery Property, described in part according to an August 25, 1980, survey by John B. Kohl, as follows:

Beginning at an iron pin in the northwesterly margin of Anthony Street, said beginning point being North 40 deg. 30 min. East 203 feet from the iron pin & point where the northerly margin of Old Hickory Boulevard intersects with the westerly margin of Anthony Street as measured along the westerly and northwesterly margin of Anthony Street; thence N 49 deg. 30 min. W 150 feet to an iron pin; thence N 40 deg. 30 min. E 100 feet to an iron pin; thence S 49 deg. 30 min. E 150 feet to an iron pin in the northwesterly margin of Anthony Street; thence with the northwesterly and westerly margin of Anthony Street, South 40 deg. 30 min. W 100 feet to the point of beginning.

BEING the same property conveyed to Nina K. Bogle by Warranty Deed from William Alex Miller, dated August 28, 1980, and filed on September 3, 1980, in Book 5646, page 130, Register's Office for Davidson County, Tennessee.

This is improved property known as: **95 Anthony Street, Old Hickory, TN 37138**

Wherever 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, the parties have executed this instrument this _____ day of July, 2023.

Nina K. Bogle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nina K. Bogle** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 11th day of July, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: _____ Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 11th day of July, 2023.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: _____ Notary Public

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NEW OWNER(S)
Christopher Kelley Bogle
95 Anthony Street
Old Hickory, TN 37138

SEND TAX BILL TO:
Owner(s)