PROPERTY TAX INFORMATION:
OWNER: Phillip Andrew Hogan. and Elizabeth Sharon Hogan
601 Old Hickory Blvd Unit 45
Brentwood, TN 37087

THIS INSTRUMENT PREPARED BY:
Jack E. Gritton, II
752 S. Church St.
Murfreesboro, TN 37130

From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

SEND TAX BILLS TO: same

Map/ Parcel: 171-03-0-B-241.11 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **PHILLIP ANDREW HOGAN and wife, ELIZABETH SHARON HOGAN, f/k/a ELIZABETH SHARON MILLER**, have this day bargained and sold and do hereby transfer, convey and quitclaim unto **ELIZABETH SHARON HOGAN**, his heirs and assigns, forever, all of their interest in and to that certain tract or parcel of real estate lying in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 3, on the plan of A Horizontal Property Regime (Private Element) Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Phillip Andrew Hogan and wife, Elizabeth Sharon Hogan, f/k/a Elizabeth Sharon Miller by Warranty Deed dated May 10, 2019 from Jorge Garcia and Lealyn Garcia and of record in Instrument 20190516-0046303 in the Register's Office of Davidson, County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities and property taxes. WITNESS MY HAND this 20 day of June, 2024.

Karen Johnson
Batch # 1154250
07/08/2024 08:31:35 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240708-0050565

Phillip Andrew Hogan

Elizabeth Sharon Hogan

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

Personally appeared before me, a notary public in and for the state and county aforementioned, Phillip Andrew Hogan and Elizabeth Sharon Hogan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand and seal, at Office, this 20th day of June, 2024.

T. Haritha.
NOTARY

HARITHA THAMMA
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 03/08/2028

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Phillip Andrew Hogan
AFFIANT

Sworn to and subscribed before me, on this 20th day of June, 2024.

T. Haritha.
NOTARY PUBLIC

My Commission Expires: 03/08/2028

HARITHA THAMMA
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY, TENNESSEE