Karen Johnson Davidson County
Batch# 1173047 DEEDQC
08/21/2024 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240821-0064386

This Instrument Was Prepared By:
Ross W. Bomholt
104 Continental Place, Suite 320
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Paul W. Ragan, Affiant

ROSS W. BOMHOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2026

Subscribed and sworn to before me this 20th day of March, 2024.

Notary Public

My Commission Expires: May 9, 2026

THIS CONVEYANCE IS EXEMPT FROM THE RECORDATION TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(D)

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Name: Campbell Lewis Title: Trustee of The Marital Trust created under the Last Will and Testament of Susan M. Mogan, Dated 03/20/2018 Address: 2820 Summer Oaks Drive Bartlett, TN 38134	SAME	Map and Parcel: 142090D10000CO

KNOW ALL MEN BY THESE PRESENTS, that **Paul W. Ragan, Executor of the Estate of Susan M. Mogan**, the "**Grantor,**" to fulfill the terms of the Last Will and Testament of Susan M. Mogan, and for no monetary consideration, does hereby convey and quitclaim unto Campbell Lewis, **Trustee of The Marital Trust created under the Last Will and Testament of Susan M. Mogan, Dated 03/20/2018**, a trust, the "**Grantee,**" all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT A

The instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed by the Grantor, this the 20th day of March, 2024.

Paul W. Ragan, Executor of the Estate of Susan M. Mogan

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, Ross Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Paul W. Ragan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument as Executor of the Estate of Susan M. Mogan.

Witness my hand and seal at office, this 20th day of March, 2024.

Notary Public

My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1025, together with the carport designated C-1025 on the Plan of River Plantation, Section Six, Phase One, of record in Book 5200, Pages 359 and 360, said Register's Office.

Being the same property conveyed to Susan Marie Bozeman by Final Decree of Divorce dated February 9, 2009, entered by the Eight Circuit for Davidson County, Tennessee in Susan Marie Mogan Bozeman v. John Ernest Bozeman, Case No. 080-3229, and recorded on April 15, 2009, of record in Instrument No. 20090415-0033970, Register's Office for Davidson County, Tennessee. Susan M. Mogan f/k/a Susan Marie Bozeman departed this life on or about January 9, 2020.

This is improved property located at: 1025 General George Patton Road, Nashville, Tennessee 37221.

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, Ross W. Bomholt, 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 March 20, 2024 (date of document).

Affiant Signature

8/21/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

