QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1278443 DEEDQC
05/28/2025 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250528-0041815

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MAY 2025.

MAKAYLA WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BOAGLIO PROPERTIES, LLC	**Same**	
(NAME)	(NAME)	**083-14-0-055.0**
2914 Madrona Drive (ADDRESS)	(ADDRESS)	
Longview WA 98632 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SEAN M. BOAGLIO AND CHRISTINE A. BOAGLIO, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BOAGLIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 7TH, FORMERLY THE 23RD, WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE PRIEST HOME PLACE IN EAST NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 102, IN THE REGISTER'S OFFICE FOR SAID COUNTY, BUT SAID PLAN DOES NOT SHOW THAT PART OF THE PROPERTY INCLUDING THE LOT IN QUESTION, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HOLLY STREET, FORMERLY CHADWELL STREET, 160 FEET EASTERLY FROM THE EASTERLY MARGIN OF 17TH STREET, FORMERLY PRIEST STREET; THENCE SOUTHERLY PARALLEL TO 17TH STREET, 150 FEET TO THE NORTHERLY MARGIN OF A 10-FOOT ALLEY; THENCE EASTERLY WITH THIS ALLEY, 50 FEET TO THE WESTERLY MARGIN OF ANOTHER ALLEY; THENCE NORTHERLY, WITH THIS LAST MENTIONED ALLEY, 150 FEET TO THE SOUTHERLY MARGIN OF HOLLY STREET; THENCE WESTERLY WITH SAME, 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SEAN M. BOAGLIO AND CHRISTINE A. BOAGLIO, HUSBAND AND WIFE BY WARRANTY DEED FROM COLLEEN M. DWYER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20211004-0132777 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 23, 2021 AND RECORDED ON OCTOBER 4, 2021.

THIS IS IMPROVED PROPERTY REFERENCED AS: **1706 HOLLY STREET**
NASHVILLE, TN 37206

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 28 day of May 2025.

SEAN M. BOAGLIO

CHRISTINE A. BOAGLIO

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared **SEAN M. BOAGLIO AND CHRISTINE A. BOAGLIO** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of May 2025.

Notary Signature

My commission expires:

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 5/28/2025.

Date

Affiant Signature

5/28/2025
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 28th day of May, 20 25.

Notary's Signature

My Commission Expires: 03/09/2027
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027