QUITCLAIM DEED

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.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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)	**061-10-0-210.00**
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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF A RE-SUBDIVISION OF LOTS 102 & 103, MAPLEWOOD HEIGHTS OF RECORD IN PLAT BOOK 5190, PAGE 298, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SEAN BOAGLIO AND CHRISTY BOAGLIO, HUSBAND AND WIFE BY WARRANTY DEED FROM PNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED JUNE 02, 2023 AND FILED FOR RECORD ON JUNE 05, 2023 AS INSTRUMENT #20230605-0042392, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY REFERENCED AS: **4012 EDWARDS AVE**
NASHVILLE, TN 37216

***SEAN M. BOAGLIO AND SEAN BOAGLIO ARE ONE AND THE SAME.**
***** CHRISTINE A. BOAGLIO AND CHRISTY BOAGLIO ARE ONE AND THE SAME.**

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.

Karen Johnson Davidson County
Batch# 1278447 DEEDQC
05/28/2025 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250528-0041819

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