| Davidson County | DEEDQC |
|---|---|
| Recvd: 08/31/17 09:45 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| 20170831-0089518 | |

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE. | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $-0.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of August, 2017.<br><br>Notary Public<br><br>My commission expires: |

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 Trousdale Drive, Suite 111
Nashville, TN 37220

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **CYNTHIA R. TREMBLAY and CLAUDIA TREMBLAY** | **SAME** | **091-11-0-196.00** |
| **5310 Georgia Avenue** | **SAME** | |
| **Nashville, TN 37209** | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CLAUDIA TREMBLAY, AN UNMARRIED WOMAN,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **CLAUDIA TREMBLAY, AN UNMARRIED WOMAN AND CYNTHIA R. TREMBLAY, AN UNMARRIED WOMAN** "GRANTEE(S)", her successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NO. 1221, 1223 AND 1225 OF BLOCK 189, EXTENSION OF PLAN NO. 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY STEPHEN A. DRAPER, SURVEYOR, DATED MAY 28, 1962 AS FOLLOWS:**

**BEGINNING ON THE NORTH MARGIN OF GEORGIA AVENUE, AT A POINT 66 FEET WEST OF THE COMMON CORNER OF LOTS NO. 1215 AND 1217; THENCE WEST ALONG SAID AVENUE, 45.6 FEET TO A POINT IN THE WEST LINE OF THE ABANDONED RICHARD CREEK EXTENSION TO THE WEST NASHVILLE BRANCH OF THE N.C. AND ST. L. RAILROAD; SAID POINT BEING 18.95 FEET EAST OF THE EASTERLY MARGIN OF MORROW ROAD; THENCE LEAVING GEORGIA AVENUE IN A NORTHERLY DIRECTION 152.3 FEET TO A POINT IN THE SOUTH MARGIN OF A 25 FOOT ALLEY, SAID POINT BEING 13 FEET EAST OF THE EAST MARGIN OF MORROW ROAD; THENCE EAST WITH SAID ALLEY, 50.6 FEET TO A POINT 94 FEET WEST OF THE COMMON CORNER OF LOTS NO. 1215 AND 1217; THENCE IN A SOUTHERLY DIRECTION 152.3 FEET TO THE POINT OF BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO CLAUDIA TREMBLAY, BY DEED FROM PATRICIA IRENE SANDERSON, UNMARRIED, DATED OCTOBER 31, 2007, APPEARING OF RECORD IN INSTRUMENT NUMBER 20071115-0134171, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

This is **improved** property known as **5310 GEORGIA AVENUE, NASHVILLE, TN 37209.**

WITNESS my hand this 23rd day of August, 2017.

Claudia Tremblay
**CLAUDIA TREMBLAY**

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ HERNANDO

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **CLAUDIA TREMBLAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing instrument for the purpose therein contained.

Witness my hand this 23rd day of August, 2017.

Peggy E Garrison
Notary Public

PEGGY E. GARRISON
Notary Public - State of Florida
My Comm. Expires Sep 9, 2017
Commission # FF 46823
Bonded Through National Notary Assn.

# True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.