Karen Y Johnson Davidson County
Batch# 164676 DEEDQC
11/26/2018 09:47:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181126-0115035

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

KGW
Affiant

Subscribed and sworn to before me, this 21 day of November, 2018.

Notary Public

My Commission Expires: SEPTEMBER 7 2021

SHIRA KING GREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew D. Rouillier and Samantha R. Rouillier 6205B California Avenue Nashville, TN 37209	New Owner	091-02-1J-002.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Peggy J. Rouillier, Trustee of The Peggy J. Rouillier Living Trust UA dated October 24, 1996** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Matthew D. Rouillier and Samantha R. Rouillier, both unmarried as joint tenants with rights of survivorship,** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" , on the Horizontal Property Regime for 6205 California Cottages, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150824-0085360, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to Peggy J. Rouillier, Trustee of The Peggy J. Rouillier Living Trust UA dated October 24, 1996 from BRITTANY SOLADA and ANDREW SOLADA, WIFE AND HUSBAND by Warranty Deed recorded on September 12th, 2018 in Instrument No. 20180912-0090621, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6205B California Avenue Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2018.

The Peggy J. Rouillier Living Trust UA dated October 24, 1996

By: _____, Trustee
Peggy J. Rouillier, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy J. Rouillier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Peggy J. Rouillier Living Trust UA dated October 24, 1996, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of November 2018.

Virginia Anderson
Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021