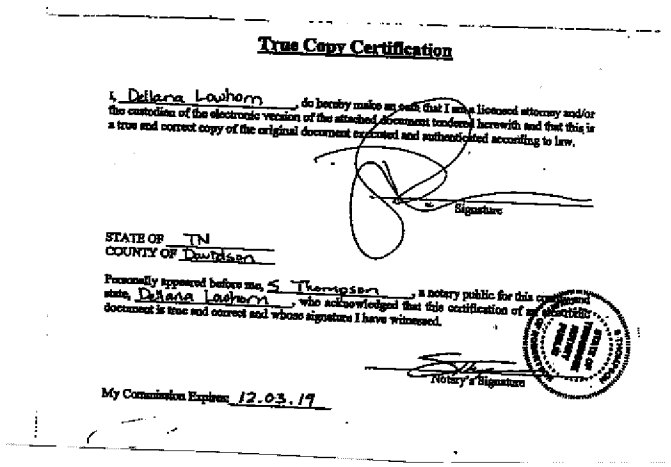
Karen Johnson Davidson County
Batch# 277853 DEEDQC
08/30/2019 08:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190830-0087567

Name and Address of New Owner:
Devin Breaux
~~1921 12th Avenue North~~ 414 Rosedale Ave.
~~Nashville, TN 37208~~ Apt 110
Nashville, TN 37211

Send Tax Bills To:
Devin Breaux
414 Rosedale Ave, Unit 110
Nashville, TN 37211

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-07-0-335.00



True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Delana Loehorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Troy Joseph Breaux,**"the Grantor," convey and quitclaim unto **Devin Breaux**, "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Plan, of record in Plat Book 161, Page 174, 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 Troy Joseph Breaux and Devin Breaux, tenants in common, by Warranty Deed from Trent Black, unmarried, recorded January 29, 2016, of record in Instrument No. 20160129-0008833, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1921 12th Avenue North, Nashville, Tennessee 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 19th day of August, 2019.

_____ (SEAL)
Troy Joseph Breaux

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of August, 2019.

_____
Notary Public
My commission expires: _____

STEPHANIE MARTINEZ-HERNANDEZ
NOTARY PUBLIC
ACADIA PARISH, LA
ID NUMBER 151156

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ - 0 -, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of August, 2019.

_____
Notary Public
My commission expires: _____

File # 2019-553

STEPHANIE MARTINEZ-HERNANDEZ
NOTARY PUBLIC
ACADIA PARISH, LA
ID NUMBER 151156