AFTER RECORDING RETURN TO:
ANADEEDS, INC. ATTN: WILLING DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. SCOTT KEVIN GOUDEAU

Karen Johnson Davidson County
Batch# 282386 DEEDQC
09/09/2019 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190909-0090499

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 141-07-0B-015.00-C

QUIT CLAIM DEED

THIS DEED made and entered into on this 26TH day of AUGUST, 20 19, by and between **Scott K. Goudeau and Mary E. Goudeau, his wife**, a mailing address of 213 Roslyn Court, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Scott Kevin Goudeau and Mary Elaine Borgen Goudeau, as trustees of The Scott Kevin Goudeau and Mary Elaine Borgen Goudeau Revocable Living Trust dated June 10, 2019**, a mailing address of 213 Roslyn Court, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 213 Roslyn Court, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument No. 200007210072437, recorded on 07/21/2000 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SCOTT K. GOUDEAU

Mary E. Goudeau
MARY E. GOUDEAU

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **SCOTT K. GOUDEAU AND MARY E. GOUDEAU**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 26 day of August, 2019.

Clarinda Bowman
Notary Public
My Commission expires: 11/03/20

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

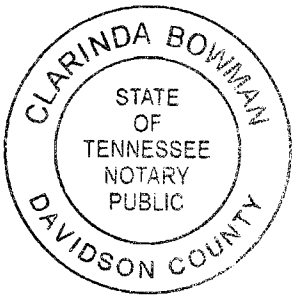
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

SCOTT GOUDEAU AND MARY BORGEN
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26 day of August, 2019.

Clarinda Bowman
Notary Public
My Commission Expires: 11-03-2020



Name and address for person(s) responsible for taxes:

SCOTT KEVIN GOUDEAU AND MARY ELAINE BORGEN GOUDEAU
213 Roslyn Court
Nashville, TN 37221

Name and address of property owner:

SCOTT KEVIN GOUDEAU AND MARY ELAINE BORGEN GOUDEAU
213 Roslyn Court
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF SOMERSET FARMS, SECTION ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 357, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. CURRENT TAXES.

2. ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 7900, PAGE 357, REGISTER'S OFFICE FOR SAID COUNTY.

3. ALL MATTERS AS SHOWN ON THE BOUNDARY PLAT OF RECORD IN PLAT BOOK 7900, PAGE 327, REGISTER'S OFFICE FOR SAID COUNTY.

4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8556, PAGE 11, SUPPLEMENT AND AMENDMENT OF RECORD IN BOOK 9383, PAGE 526 AND RE-RECORDED IN BOOK 9662, PAGE 869, AND FURTHER AMENDMENT IN BOOK 10410, PAGE 89 AND IN BOOK 11433, PAGE 936, REGISTER'S OFFICE FOR SAID COUNTY.

APN: 141-07-0B-015.00-C

PROPERTY COMMONLY KNOWN AS: 213 ROSLYN COURT, NASHVILLE, TN 37221

Tennessee Certification of Electronic Document

I, Frank Dec, 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.

Signer's Name

Signature

State of New York

County of Erie

Personally appeared before me, Kelly Metz, a notary public for this county and state, Frank Dec, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KELLY METZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires Nov. 1, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).