Karen Johnson Davidson County
Batch# 369433 DEEDQC
03/09/2020 01:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200309-0026287

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 02 DAY OF FEBRUARY, 20 20.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

W-GPB-19-2838

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laurent Champonnois	**New Owner**	
(NAME)	(NAME)	**060-16-0-060.00**
2838 Brunswick Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELVIL MARTIN ARNT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURENT CHAMPONNOIS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being the Easterly part of Lot No. 41 on the map of Capitol View Subdivision, as of record in Book 974, Page 53, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Brunswick Drive at the Northwest Corner of Lot No. 40-A thence with the Northerly line of said lot Eastwardly 130 feet to a 2 foot reserved strip; thence with said strip Northwardly 125 feet to the Northerly line of Lot No.42; thence with said line Westwardly 143 feet; thence Southwardly 125 feet; thence Eastwardly 13 feet to the beginning.

Tract 2:
A parcel of land being 20 feet wide and adjacent to the Westerly margin of the property conveyed to the grantees herein by deed from the grantors of record in Book 2633, Page 541, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the northerly margin of Brunswick Drive 396.9 feet Eastwardly from the Easterly margin of Alhambra Circle; thence Northwardly 125 feet with Spicer's east line (Book 3128, Page 555, Register's Office for Davidson County, Tennessee), thence Eastwardly 20 feet; thence with Neal's West line Southwardly 125 feet; thence with the north margin of Brunswick Drive Westwardly 20 feet to the beginning.

Being the same property conveyed to Melvil Martin Arnt, a married man by Warranty Deed from Trustee Inc., a Wyoming Corporation, as Trustee for 2838 Brunswick Estate Planning Land Trust of record in Instrument No. 20190506-0042317, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2838 Brunswick Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 9 day of March, 2020.

Melvil Martin Arnt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIL MARTIN ARNT, the within named bargainor, 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 official seal, this the 3rd of May, 2019.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY