2160

Karen Johnson Davidson County
Batch# 378846 DEEDQC
03/27/2020 04:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200327-0033581

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BEDFORD, TX 76022
817.510.3113

After Recording Return To:
KEITH A LOISEAU
5611 Old Hickory Blvd.
Nashville, TN 37218

This instrument prepared by:
Lance Knight, Esq., P.O. Box 1297, Hurst, Texas 76053-1297 - Phone: (817) 510-3113 and Kerissa Hollis, Esq., Tennessee State Bar Number: 019434

Map & Parcel: 05500009100

PREPARER NOT RESPONSIBLE FOR CLOSING

QUITCLAIM DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
The United States Department of Agriculture does not seek to exercise Exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

Property Owner:
KEITH A LOISEAU
5611 Old Hickory Blvd
Nashville, TN 37218

Send Tax Bills To:
KEITH A LOISEAU
5611 Old Hickory Blvd
Nashville, TN 37218

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 16 day of March, 2020, between **UNITED STATES OF AMERICA acting by and through the RURAL HOUSING SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE,** whose address is 1400 Independence Ave, SW, Washington, DC 20250, ("GRANTOR(S)") and **KEITH A LOISEAU,** an unmarried man, whose tax-mailing address is **4146 BULL RUN ROAD, ASHLAND CITY, TN 37015 ("GRANTEE(S)").**

WITNESSETH

That Grantor, for and in consideration of the sum of **$180,110.00 (One Hundred Eighty Thousand One Hundred Ten Dollars and Zero Cents)** in hand paid by Grantee(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee(s), with quitclaim covenants ONLY and no other warranties or covenants of any kind whatsoever, the following described premises of real property to wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS CONVEYED TO UNITED STATES OF AMERICA ACTING BY AND THROUGH THE RURAL HOUSING SERVICE, DEPARTMENT OF AGRICULTURE, BY DEED RECORDED AT INSTRUMENT NO. 20190226-0017234 IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 4146 BULL RUN ROAD, ASHLAND CITY, TN 37015
The legal description was provided by agent for grantor.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

WITNESS the signature of the Grantor of this 16 day of March, 2020.

United States of America Acting Through the Rural Housing Service or Successor Agency, United States Department of Agriculture

By Michelle Murphy

Michelle Murphy AVP

Printed Name **Title**

By: Vendor Resource Management, Inc., a Texas corporation, and USDA's duly authorized property management contractor pursuant to a delegation of authority found within Interagency Agreement AGVA-1517

STATE OF : Texas }

COUNTY OF: Denton }

This instrument was acknowledged before me on March 16, 2020 (date) by Michelle Murphy (name), AVP (title) of Vendor Resource Management, Inc., a Texas corporation, which is the duly authorized property management contractor of the United States Department of Agriculture pursuant to a delegation of authority found within Interagency Agreement AGVA-1517, on behalf of the said Vendor Resource Management, Inc., the United States Department of Agriculture and the United States of America.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 16 day of March, 2020.

GENE FISHER
Notary Public State of Texas
My Commission# 129331668
My Comm. Exp. Mar. 16, 2021

Notary Public My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ - 0 -

Affiant

Subscribed and sworn to before me this 27 day of March, 2020.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

NOTARY PUBLIC My Commission Expires

Exhibit "A"
(LEGAL DESCRIPTION)

A tract or parcel of land located in the 13th Civil District of Davidson County Tennessee and being bounded on the North by Joe McCrary, on the East South and West by the remaining property of Harold Rippy and being more particularly described as follows:

Beginning at a capped iron pin (#2459) set in the southerly property line of Joe McCrary (DB 7832, PG 113, R.O.D.C.T.), said pin being North 48 Degrees 37 Minutes 35 Seconds West and a distance of 658.18 feet from an iron pin found on the westerly R.O.W. of Bull Run Road, at the southeasterly corner of the Joe McCrary property and the northeasterly corner of the Harold Rippy property. Said pin being the POINT OF BEGINNING.

Thence leaving the line of McCrary and severing the lands of Rippy, South 28 Degrees 16 Minutes 09 Seconds West a distance of 136.29 feet to capped iron pin (#2459) set on the North side of a driveway.

Thence, South 75 Degrees 28 Minutes 17 Seconds West, a distance of 33.20 feet to capped iron pin(#2459) set on the North side of a driveway. Said pin being the southeasterly corner of the tract herein described.

Thence, North 68 Degrees 16 Minutes 15 Seconds West, a distance of 362.22 feet to capped iron pin(#2459).

Thence, North 41 Degrees 06 Minutes 47 Seconds West, a distance of 536.40 feet to capped iron pin(#2459). Said pin being the southwesterly corner of the tract herein described.

Thence, North 51 Degrees 18 Minutes 18 Seconds East, a distance of 400.92 feet to iron pin found in the southerly line of McCrary. Said pin being the Northwest corner of McCrary and the Northwest corner of the tract herein described.

Thence, with the southerly line of McCrary, South 02 Degrees 06 Minutes 07 Seconds West, a distance of 236.46 feet to an iron pin found.

Thence, South 48 Degrees 37 Minutes 35 Seconds East, a distance of 641.82 feet to the POINT OF BEGINNING.

Said tract containing 5.05 acres or 220,125 sq.ft. more or less by a survey performed by Brian Keith, RLS #2459, sate April 23, 2010.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

