Name and Address of New Owner:
Joshua Broussard
5407 B California Avenue
Nashville, TN 37209

Send Tax Bills To:
CENLAR
PO Box 77404
Ewing, NJ 08628

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 091-02-0-324

Karen Johnson Davidson County
Batch# 431982 DEEDQC
07/07/2020 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200707-0073155

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, **David D. Broussard and Carla D. Broussard, husband and wife** "the Grantors," convey and quitclaim unto **Joshua Broussard, an unmarried man,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1316 of Block 45, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.
>
> Said Lot 1316 fronts 25 feet on the Southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Joshua Delany Broussard, an unmarried man and David D. Broussard and Carla D. Broussard, husband and wife by Deed dated December 27, 2018 from Samuel H. Farris IV and Ainsley Farris, husband and wife, recorded January 2, 2019, in Instrument Number 20190102-0000092, in the Register's Office for Davidson County, Tennessee.

Grantors 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 GRANTEES, 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 11 day of June, 2020.

David D. Broussard

Carla D. Broussard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **David D. Broussard and Carla D. Broussard**, the within named bargainors, 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 11th day of June, 2020.

Notary Public
My commission expires: Jan. 8, 2024

AFFIDAVIT OF VALUE

JANET D. SCHOLL
Notary Public - California
Ventura County
Commission # 2315280
My Comm. Expires Jan 8, 2024

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 29th day of June, 2020.

Notary Public
My commission expires: _____

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the _____ day of June, 2020.

David D. Broussard

Carla D. Broussard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **David D. Broussard and Carla D. Broussard,** the within named bargainors, 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 29 day of June, 2020.

Notary Public
My commission expires: 4/9/2023

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 29th day of June, 2020.

Notary Public
My commission expires: 4/9/2023

True Copy Certification

I, Steve Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021