Karen Johnson Davidson County
Batch# 446791 DEEDQC
07/30/2020 11:17:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200730-0084062

~~Return to:~~ MAIL TO:
TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, STE. 105
PLANO TX 75075
FILE NO. 459341

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL PROVENCHER	MICHAEL PROVENCHER	083 01 0 190.00
1002 GRANADA AVE NASHVILLE, TN 37206	1002 GRANADA AVE NASHVILLE, TN 37206	EXEMPT TCA 67-4-409(a)(4)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MICHAEL PROVENCHER, A SINGLE MAN, AND ROBERT PROVENCHER, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MICHAEL PROVENCHER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Granada Place of record in Plat Book 3106, Page 34, as amended in Book 5639, page 853, 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 as transferred by deed dated 04/03/2017, recorded 04/04/2017, from Jeffery R. Pierce, unmarried, to Michael Provencher, a single man, and Robert Provencher, a married man, as tenants in common with rights of survivorship, recorded as Instrument #: 20170404-0033034.

Property known as, 1002 GRANADA AVE, NASHVILLE, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20 day of May, 2020.

MICHAEL PROVENCHER

ROBERT PROVENCHER

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **MICHAEL PROVENCHER AND ROBERT PROVENCHER**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

202007300084062

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of DAVIDSON

On 05-20-2020 (DATE) before me, CLINTON BRYANT (NAME OF NOTARY PUBLIC)

personally appeared MICHAEL PROVENCHER (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CLINTON BRYANT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/08/2021
COUNTY OF DAVIDSON

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Clinton Bryant
SIGNATURE OF NOTARY

My Commission Expires 03-08-21

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

QUIT CLAIM DEED
TITLE OR TYPE OF DOCUMENT

3
NUMBER OF PAGES

05-20-2020
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Witness my hand this 18 day of May, 2020

MICHAEL PROVENCHER

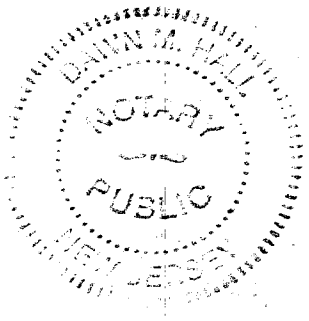
ROBERT PROVENCHER

STATE OF ~~TENNESSEE~~ NEW JERSEY

COUNTY OF Gloucester

Before me, Robert Provencher of the state and county mentioned, personally appeared **MICHAEL PROVENCHER AND ROBERT PROVENCHER**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Notary Public
Printed Name: Dawn M Hall
My Commission Expires: 1/30/24

Dawn M. Hall
Notary Public of New Jersey
My Commission Expires January 30, 2024

VALUATION AFFIDAVIT

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

Affiant

STATE OF TENNESSEE

COUNTY OF _____

Subscribed and sworn before me this the _____ day of _____, 20___.

_____
Notary Public
My commission expires:

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of DAVIDSON

On 05-20-2020 (DATE) before me, CLINTON BRYANT (NAME OF NOTARY PUBLIC)

personally appeared MICHAEL PROVENCHER (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Clinton Bryant
SIGNATURE OF NOTARY

My Commission Expires 03-08-21

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

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SIGNER(S) OTHER THAN NAMED ABOVE

I, AMANDA ZBLEWSKI, 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.

Amanda Zblewski

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, AMANDA ZBLEWSKI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860