AFTER RECORDING RETURN TO:
NCS
9087 Foothills Blvd #700
Rocklin, CA 95747
File No. 17-740257

Karen Johnson Davidson County
Batch# 505017 DEEDQC
10/30/2020 09:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201030-0126615

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

Tax ID No.: 083-04-0-290-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 26th day of Oct, 2020, by and between **Gregory Bourbeau A/K/A Gregory J. Bourbeau, a married man, who acquired title as single, joined in execution by his spouse, Laura Bourbeau**, a mailing address of 2114 Rose Cliff Drive, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Gregory Bourbeau and Laura Bourbeau, husband and wife**, a mailing address of 2114 Rose Cliff Drive, Nashville, TN 37206, 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: 2114 Rose Cliff Drive, Nashville, TN 37206

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

Being the same property conveyed to Gregory J. Bourbeau, a single person, from Thomas Lee Sanders, unmarried, in a prior Deed recorded under Instrument Number 20100419-0029330, recorded on 04/19/2010 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.

Gregory Bourbeau A/K/A Gregory J. Bourbeau

Laura Bourbeau

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Gregory Bourbeau A/K/A Gregory J. Bourbeau and Laura Bourbeau, 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 _____, this 20th day of October, 2020.

Notary Public
My Commission expires: 5-9-2023

SABRIA MAYBERRY ARNOLD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 20th day of October, 20 20.

Notary Public
My Commission Expires: 5-9-2023



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

Gregory Bourbeau and Laura Bourbeau
2114 Rose Cliff Drive
Nashville, TN 37206

Name and address of property owner:

Gregory Bourbeau and Laura Bourbeau
2114 Rose Cliff Drive
Nashville, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Revisions to Young's Valley, Section Two, of record in Plat Book 6200, Page 733, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Gregory J. Bourbeau, a single person by Warranty Deed recorded April 19, 2010 at Reception No. 20100419-0029330 Register's office for Davidson County, Tennessee.

A.P.N.: 083-04-0-290-00

PROPERTY COMMONLY KNOWN AS: 2114 Rose Cliff Drive, Nashville, TN 37206

True Copy Certification

I, Tara Reel, 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.

Tara Reel

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Placer }

On 2/7/19 before me, BL Thompson, Notary Public,

personally appeared Tara Reel,

who 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), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Notary Public Seal)

B. L. THOMPSON
Notary Public - California
Sacramento County
Commission # 2251746
My Comm. Expires Aug 25, 2022