This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201684R

Karen Johnson Davidson County
Batch# 519488 DEEDQC
11/20/2020 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201120-0136814

The actual consideration is $0.00.

NEW OWNER:

Timothy Trudeau and Tiffany Trudeau
~~1343 Holly Hill Dr~~
~~Franklin, TN, 37068~~
P.O. Box 681786
Franklin, TN 37068
SEND TAX BILLS TO:

Beth Thomas
AFFIANT

Subscribed and sworn to before me this
the 17 day of Nov, 2020.

New owner

MAP/PARCEL:

164-06-0B-015.00-CO

NOTARY PUBLIC

ELIZABETH PASCHAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/30/21

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Timothy Trudeau and Tiffany Trudeau, husband and wife (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Trudeau Properties, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 15 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark H. Hodges, an unmarried person by Warranty deed from Chakarra S. Hull, unmarried of record in Instrument No. 20190206-0011558 Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 06, 2019.

Being the same property conveyed to Timothy James Trudeau and Tiffany Trudeau, husband and wife by deed dated 11/14/2020 *from Mark H. Hodges, a married man of record in* 202011200136812 *, Register's Office for Davidson County, Tennessee.*

This property is commonly known as 529 Bradburn Village Circle, Antioch, TN 37013.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 17 day of Nov, 2020.

GRANTOR:

Timothy Trudeau

Trudeau

Tiffany Trudeau

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Trudeau and Tiffany Trudeau with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 17 day of Nov, 2020.

NOTARY PUBLIC

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023