Karen Johnson Davidson County
Batch# 573325 DEEDQC
02/11/2021 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210211-0019996

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | Jerry W. LaQuiere and Donna LaQuiere<br>2990 Spanntown Rd<br>Arrington, TN 37014 |
| SEND TAX BILLS TO: | New Owner |
| MAP-PARCEL NOS. | 18100003000 & 18100002900 |

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I , **Mary LaQuiere,** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Jerry W. LaQuiere and wife, Donna LaQuiere,** (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Being two parcels land Davidson County, Tennessee, described as follows:

PARCEL 1:

BEING Tract No. 2 on the Plan of C. E. Carrigan Estate, as of record in Book 5190, Page 273, Register's Office for Davidson County, to which plan reference is made for a more complete description, containing 4.86 acres.

PARCEL 2:

Land in the 5th Civil District of Davidson County, Tennessee, being on the south side of Old Hickory Boulevard, described as follows:

BEGINNING at a PK nail in the center line of Old Hickory Boulevard at the northeast corner of the C. E. Carrigan Estate, said PK nail being 1050 feet, more or less, west of the west margin of Pettus Road and at James A. Bosworth's northwesterly corner, thence South 8 deg. 05 min. 07 sec. West a distance of 354.03 feet with a fence, James L. Bosworth's west line, to a point; thence South 25 deg. 42 min. 07 sec. West a distance of 100.00 feet with a fence to a point; thence South 31 deg. 04 min. 07 sec. West a distance of 100.00 feet with a fence to a point; thence south 40 deg. 53 min. 07 sec. West a distance of 62.10 feet with a fence to a point; being James L. Bosworth's southwest corner and Lucille Bosworth's northwest corner; thence South 37 deg. 11 min. 44 sec. West a distance of 398.30 feet with a fence to an iron pin; thence North 63 deg. 26 min. 35 sec. West a distance of 131.07 feet with a fence to an iron pin; thence North 25 deg. 55 min. 21 sec. East a distance of 950 .41 feet to a PK nail in the center line of Old Hickory Boulevard; thence South 79 deg . 51 min. 41 sec. East a distance of 130.00 feet with the centerline of Old Hickory Boulevard to the point of beginning, containing 4.22 acres, more or less, by survey of Ragan Smith & Associates, dated October 18, 1978.

Being the same property conveyed to Joseph G. LaQuiere, and wife, Mary LaQuiere, as to a 1/2 undivided interest and Jerry W. LaQuiere and wife, Donna LaQuiere, as to a 1/2 undivided interest from Roy L. Jones and Katherine M. Jones, unmarried persons, by Warranty Deed recorded on August 28, 1987, of record in Book 7338, Page 135, Register's Office for Davidson County, Tennessee. Joseph G. LaQuiere died on January 28, 2014 leaving Mary LaQuiere as the sole surviving tenant of their 1/2 interest by the entirety.

Parcel 1 has a common address of 14087 Old Hickory Blvd, Cane Ridge, TN 37013 and a Map & Parcel No. of 18100003000.

Parcel 2 has a common address of 0 Old Hickory Blvd, Cane Ridge, TN 37013 and a Map & Parcel No. of 18100002900.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This Agreement may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.

In addition to original signatures, this Agreement may be executed by either facsimile or electronic signatures, either of which shall be as binding as original signatures.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of February 2021.

Mary LaQuiere

STATE OF MI
COUNTY OF Wayne

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary LaQuiere** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of February 2021.

Notary Public
My Commission Expires:

KENNETH R. ERTMAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Jun. 21, 2021
Acting in the County of WAYNE

KENNETH R. ERTMAN NOTARY PUBLIC WAYNE COUNTY, MI

STATE OF MI
COUNTY OF WAYNE

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5th day of February 2021.

Notary Public
My Commission Expires

KENNETH R. ERTMAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Jun. 21, 2021
Acting in the County of Wayne

KENNETH R. ERTMAN NOTARY PUBLIC WAYNE COUNTY, MI

File No. 2101-019

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022