AFTER RECORDING RETURN TO:
ANADEEDS, INC. ATTN: WILLING DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. Taylor Cavanaugh St. Amour

Karen Johnson Davidson County
Batch# 583721 DEEDQC
03/03/2021 04:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210303-0027888

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

Parcel ID No.: 091-13-0-U00-10-0CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 3rd day of Feb., 20 21, by and between **Taylor Cavanaugh St. Amour f/k/a Taylor C. Sutcliffe and Joseph St. Amour, wife and husband**, whose address is 6007A Obrien Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour, as trustees of the Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour Revocable Living Trust dated January 19, 2021**, whose address is 6007A Obrien Avenue, Nashville, TN 37209, 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

Property commonly known as: 6007A Obrien Avenue, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document No. 20180419-0037010, recorded on 04/19/2018 in Davidson County, TENNESSEE.

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

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Taylor St. Amour

Taylor Cavanaugh St. Amour f/k/a Taylor C. Sutcliffe

Joseph St. Amour

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Taylor Cavanaugh St. Amour f/k/a Taylor C. Sutcliffe and Joseph St. Amour, 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 Nashville, TN, this 3rd day of February, 2021.

Tracy L Umeda
Notary Public
My Commission expires: October 2, 2023

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

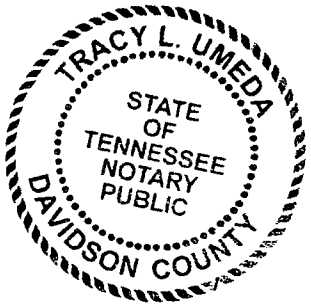
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Taylor St. Amour 1ST A

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 3rd day of February, 2021.



Tracy L Umeda

Notary Public
My Commission Expires: October 2, 2023

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

Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour
6007A Obrien Avenue
Nashville, TN 37209

Name and address of property owner:

Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour
6007A Obrien Avenue
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

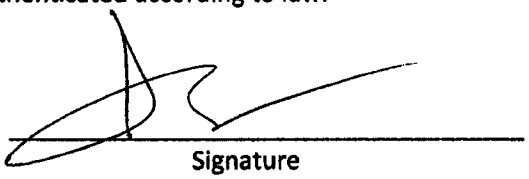
Land in Davidson County, Tennessee, being Unit A of Homes at 6007 O'Brien, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6007 O'Brien, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170105-0001612, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6007 O'Brien, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170105-0001612, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

APN: 091-13-0-U00-10-0CO

PROPERTY COMMONLY KNOWN AS: 6007A Obrien Avenue, Nashville, TN 37209

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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 NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021