QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 612723 DEEDQC
04/12/2021 11:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210412-0048149

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 4 / 01 /2021.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Brittany Dugas 2320 Traemoor Village Place, Nashville, TN 37209	NEW OWNER	114 07 0A 093.00

KNOW ALL MEN BY THESE PRESENTS that Tyler Dugas and Zachary Dugas for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Brittany Dugas, her successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Unit No. 93 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brittany Dugas, an unmarried woman, by Quit Claim Deed from Allen Dugas, of record in Instrument No. 20170615-0059972, in the Register's Office of Davidson County, Tennessee, dated September 6, 2013 and recorded on June 15, 2017.
>
> Being the same property conveyed to Allen Dugas, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20120703-0058618, Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 03, 2012.
>
> This property is known as 2320 Traemoor Village Place, Nashville Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 4 / 1 /2021.

Tyler Dugas

STATE OF Louisiana

COUNTY OF St. Tammany

On 4 / 1 /2021, before me personally appeared Tyler Dugas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 4 / 1 /2021.

NOTARY PUBLIC

My Commission Expires: at death

TODD CHARLES TARANTO
Notary Public
State of Louisiana
St. Tammany Parish
Notary ID # 88313
My Commission is for Life

WITNESS our hands on 4 / 1 /2021.

Zachary Dugas

STATE OF Louisiana

COUNTY OF East Baton Rouge

On April 1 /2021, before me personally appeared Zachary Dugas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 4 / 1 /2021.

NOTARY PUBLIC Crystal J. Tench, Notary #32563, State of Louisiana

My Commission Expires: Upon death

Notary authorized statewide, where "signature is the seal"

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY