Karen Johnson Davidson County
Batch# 645578 DEEDQC
05/28/2021 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210528-0072293

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 25 day of May, 2021

Notary Public

My Commission expires 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Lauren M. Mourier & William A. Bently
924A Strouse Ave
Nashville, TN 37206

SEND TAX BILLS TO:
Lauren M. Mourier & William A. Bently
924A Strouse Ave
Nashville, TN 37206

MAP AND PARCEL NUMBER: 072130C00100CO

QUITCLAIM DEED

21NT01187

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Lauren M. Mourier, a single woman, and Mark A. Mourier, a married man, daughter and father, as joint tenants with rights of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Lauren M. Mourier, a single woman and William A. Bently, A Single Man, as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVDISON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 924 Strouse Avenue Townhomes,a horizontal property regime with private elements established by Declaration in Instrument No. 20140122-0005914, Register's Office for Davidson County, Tennessee, said Unit depicted on the Site Plan attached as Exhibit B to aforementioned Declaration.

Being the same property conveyed to Lauren M. Mourier, a single woman, and Mark A. Mourier, a married man, daughter and father, as joint tenants with rights of survivorship, by Warranty Deed from Christopher N. Coyne and wife Cory B. Coyne, dated 10/02/2017 and recorded 10/02/2017 as Instrument No. 20171002-0100677, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 924A Strouse Ave, Nashville, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of May, 2021.

Lauren M. Mourier

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lauren M. Mourier** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of May, 2021

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 9/2/24

William A. Bently Bentley P-J.M. WAIVER

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **William A. Bently**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of May, 2021

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 9/2/24

Mark A. Mourier

Mark A. Mourier

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark A. Mourier**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of May, 2024

Patrick J. Miller

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024