THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Taylor & Joseph St. Amour
6007 A Obrien Avenue
Nashville TN 37209

Karen Johnson Davidson County
Batch# 657149 DEEDQC
06/15/2021 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210615-0080825

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QUITCLAIM DEED

Removing from Trust Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour, as Trustees of the Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour Revocable Trust dated January 19, 2021,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Taylor C. St. Amour and Joseph L. St. Amour, as Tenants by the Entirety,** of 6007 A Obrien Avenue, Nashville TN 37209, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee,** 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.

Parcel ID No: 091 13 0U 001.00

Also known by street and number as: **6007 A Obrien Avenue, Nashville TN 37209**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed recorded in Instrument Number 202103030027888_____ in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 17th day of May, 2021.

Taylor Cavanaugh St. Amour
Taylor Cavanaugh St. Amour, Trustee

Joseph Leonard St. Amour, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of May, 2021, before me, the undersigned officer, personally appeared **Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour,*** known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission expires: 10-18-22

Affidavit of Value

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

Taylor Cavanaugh St. Amour
Taylor Cavanaugh St. Amour, Trustee

Joseph Leonard St. Amour, Trustee

State of Tennessee
County of Davidson

Subscribed and sworn before me this 17th day of May, 2021.

Notary Public

My Commission expires: 10-18-22

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* Trustees of the Taylor Cavanaugh St. Amour and Joseph Leonard St. Amour Revocable Trust dated January 19, 2021

True Copy Certification

I, Nichole Miller, 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.

Nichole

Signature

State of FL

County of BREVARD

Personally appeared before me, Matthew Eubanks a notary public for this county andstate, Nichole Miller who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Matthew Eubanks

Notary's Signature

My Commission Expires: 02/03/2025

Notary' Seal (ifnon paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.