Karen Johnson Davidson County
Batch# 665272 DEEDQC
06/25/2021 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210625-0086748

Name and Address of New Owner:
Theodore Shangreaux and Dawn Shangreaux
6211 B Louisiana Avenue
Nashville, TN 37209

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Send Tax Bills To:
DAS Acquisition Company, LLC
12140 Woodcrest Executive, Suite 150
St Louis, MO 63141

Map & Parcel No: 091 01 0C 002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Theodore R. Shangreaux,** "the Grantor," convey and quitclaim unto **Theodore R. Shangreaux and Dawn Shangreaux, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of 6211 Louisiana Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6211 Louisiana Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150303-0018146, 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 6211 Louisiana Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150303-0018146, 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.

Being the same property conveyed to Theodore R. Shangreaux, unmarried, by Warranty Deed from Blackacre Associates, LLC, a Tennessee Limited Liability Company, dated December 21, 2015 and recorded on December 28, 2015 in Instrument No. 20151228-0129667, Register's Office for Davidson County, Tennessee.

Property address: 6211 B Louisiana Avenue, Nashville, TN 37209

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of June, 2021.

_____ (SEAL)
Theodore R. Shangreaux

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Theodore R. Shangreaux, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2021.

_____
Notary Public
My commission expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)

202106250086748

COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of June, 2021.

Notary Public
My commission expires: _____

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

File # MQ-21-3721

202106250086748

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021