Karen Johnson Davidson County
Batch# 700744 DEEDQC
08/19/2021 10:50:10 AM 2 pgs
Fees: $13.00 Taxes: $99.90
20210819-0112312

**THIS INSTRUMENT**
**PREPARED BY:**
**American Title & Escrow Services, LLC**
**1537 Franklin Road, Suite 202**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of August, 2021.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

My Commission Expires: 7.20.24

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel:** |
|---|---|---|
| Michael Lavoie and Lindsay Lavoie | SAME | 051-02-0-035.00 |
| 1004 South Graycroft Avenue | | |
| Madison, TN 37115 | | |

## QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Gregory Bouvy, Jr., an unmarried man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Michael Lavoie, an unmarried man, and Lindsay Lavoie, an unmarried woman, as joint tenants with right of survivorship,** GRANTEE. Said property conveyed herein is described as follows:

**Land in Davidson County, Tennessee, beginning at an existing pin on the westerly right-of-way line of South Graycroft Avenue (as widened) at the common corner of herein-described tract and the southeast corner of Parcel 34 on Tax Map 51-2 owned by Memorial Companies, Inc., by deed recorded in Book 8202, Page 912, Register's Office for Davidson County, Tennessee; said pin being South 2 East 44 minutes 17 seconds West, 210.92 feet from the southerly right-of-way line of Chadwell Drive as measured along the westerly right-of-way line of South Graycroft Avenue; thence, with the westerly right-of-way of South Graycroft Avenue (as widened) South 2 East 44 minutes 17 seconds West, 204.00 feet to an iron pin set at the northeast corner of Parcel 35.1 owned by Albert Eugene Steakley by Deed Book 5022, Page 484, Register's Office for Davidson County, Tennessee; thence with the north line of Parcel 35.1 North 87 East 06 minutes 40 seconds West, 299.30 feet to an iron pin set; thence, with offset in north line of parcel 35.1 North 2 East 44 minutes 17 seconds East, 3.98 feet to an iron pin set; thence, continuing with the north line of Parcel 35.1 North 87 East 06 minutes 40 seconds West, 130.37 feet to an iron pin set in the east line of Parcel 8 on Tax Map 51 owned by Nashville Memorial Hospital, Inc., recorded in Deed Book 7176, Page 523, Register's Office for Davidson County, Tennessee; thence, with the east line of Parcel 8 on Tax Map 51 North 2 East 35 minutes 13 seconds East, 158.49 feet to an iron pin set, the southwest corner of Parcel 33 on Tax Map 51-2 owned by Alfred E. Wehby by Deed Book 3849, Page 404, Register's Office for Davidson County, Tennessee; thence with the south line of Parcel 33 South 87 East 06 minutes 40 seconds East, 130.00 feet to an iron pin set; thence with the east line (in part) of Parcel 33 North 2 East 54 minutes 24 seconds East, 48.52 feet to an existing iron pin, the southwest corner of Parcel 34 on Tax Map 51-2, thence with the south line of Parcel 34 South 85 East 46 minutes 33 seconds East, 300.34 feet to the point of beginning and continuing 82,832 square feet or 1.902 acres.**

**Being the same property conveyed to Michael Lavoie, an unmarried man, and Lindsay Lavoie, an unmarried woman, and Gregory Bouvy, Jr., an unmarried man, all as joint tenants with right of survivorship, by Warranty Deed from Brandon H. Norris, a married man, of record in Instrument No. 20200608-0058513, Register's Office for Davidson County, Tennessee.**

This is improved property is known as: 1004 South Graycroft Ave., Madison, TN 37115.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4th day of August, 2021.

**Gregory Bouvy, Jr.**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Gregory Bouvy, Jr.**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4th day of August, 2021.

Notary Public

My Commission Expires: 7.20.24

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024