Karen Johnson Davidson County
Batch# 712727 DEEDQC
09/10/2021 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210910-0121354

QUIT CLAIM DEED

Return to:

COURTNEY M. GALLANT
117 Watermill Lane
Lebanon TN 37087
FILE NO. FRN-3618791-I

TRACY MARIE BRODERICK NOTARY PUBLIC My Commission Expires April 19, 2025 STATE OF RHODE ISLAND

STATE OF RI
COUNTY OF Newport
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 3 DAY OF September, 2021.

Notary Public

MY COMMISON EXPIRES: 4-19-25

(AFFIX SEAL)

THIS INSTRUMENT WAS DRAFTED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
COURTNEY M. GALLANT	COURTNEY M. GALLANT	122-01-0A-266-00
25 FAWN CREEK PASS NASHVILLE, TN 37214	117 Watermill Lane Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **COURTNEY M. BOOKER, NOW KNOWN AS, COURTNEY M. GALLANT, JOINED BY SPOUSE, MICHAEL GEORGE GALLANT**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **COURTNEY M. GALLANT, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 41 IN WOODLAND POINT, PHASE III, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA AT WOODLAND POINT), LOCATED ON FAWN CREEK PASS, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE III, OF RECORD IN INSTRUMENT NO. 20001011-0101044, 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 WOODLAND POINT PHASE III, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING AT PAGE 48 THEREOF, AND BY-LAWS APPENDED THERETO AS EXHIBIT 'B", APPEARING AT PAGE 32 THEREOF, SAID REGISTER'S OFFICE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HERIN. SAID UNITS ARE ALSO CONTAINED WITHIN A PORTION OF LOT 2 ON THE FINAL PLAT OF WOODLAND POINT, PHASE I AS OF RACORD AS INSTRUMENT, NO 20000713-0069314, SAID REGISTER'S OFFICE.

PARCEL ID: 122-01-0A-266-00

THIS BEING THE SAME PROPERTY CONVEYED TO COURTNEY M. BOOKER FROM THOMAS K. EVANS AND EMILY KOVATCHITCH NOW KNOWN AS EMILY EVANS, HUSBAND AND WIFE IN A DEED DATED 09/18/2017, RECORDED 09/20/2017, AS INSTRUMENT NO. 20170920-0096167.

Property known as, 25 FAWN CREEK PASS, NASHVILLE, TN 37214

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 my hand this 3rd day of September, 2021.

Courtney M. Gallant
COURTNEY M. BOOKER N/K/A
COURTNEY M. GALLANT

MICHAEL GEORGE GALLANT

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, Deborah L Gaunt of the state and county mentioned, personally appeared **COURTNEY M. BOOKER N/K/A COURTNEY M. GALLANT AND MICHAEL GEORGE GALLANT** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Notary Public
Printed Name: Deborah L Gaunt
My Commission Expires: 11/6/2024

True Copy Certification

- **The text of a certification of an electronic document must be in the following form.**

I, Tracy Broderick**, do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 09/03/2021 **(date of document).**

Tracy Broderick

Affiant Signature

Date: 09/03/2021

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 03 **day of** September**, 2**021**.**

Julia Surdel

Notary Signature

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

MY COMMISSION EXPIRES: August 31, 2024

Notary's Seal (if on paper)