AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210102316LD

Karen Johnson Davidson County
Batch# 769236 DEEDQC
12/07/2021 11:14:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211207-0161995

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 149-03-0-004.00

QUITCLAIM DEED

THIS DEED made and entered into on this 12 day of OCT, 20 21, by and between **Marc Gagnon, a married man, joined in execution by his spouse Tammie M. Gagnon**,a mailing address of 2447 Broadview Dr, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Marc Gagnon and Tammie M. Gagnon, husband and wife, as joint tenants with right of survivorship**.a mailing address of 2447 Broadview Dr, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 2447 Broadview Dr, Nashville, TN 37217

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20160323-0027409, recorded on 03/23/2016 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Marc Gagnon

Tammie M. Gagnon

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Marc Gagnon and Tammie M. Gagnon, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 2447 Broadwell Dr Nashville TN 37217, this 12 day of Oct, 2021.

* SEE ATTACHED *

Notary Public
My Commission expires: 09-06-2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

ALL-PURPOSE ACKNOWLEDGMENT

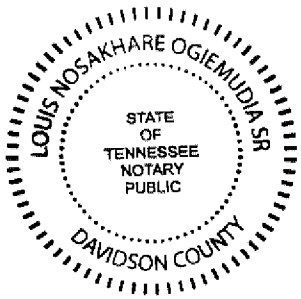
State of TN

County of Davidson

On 10/12/2021 (DATE) before me, Louis Nosakhare Ogiemudia Sr (NAME OF NOTARY PUBLIC)

personally appeared Marc Gagnon & Tammie M Gagnon (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

11/12/2021
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

VALUATION AFFIDAVIT

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

Affiant

Print Name: Marc Gagnon Tammie Gagnon

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 12 day of OCT, 2021.

* SEE ATTACHED *

Notary Public
My Commission Expires: 9-6-22

Name and address for person(s) responsible for taxes:

Marc Gagnon and Tammie M. Gagnon
2447 Broadview Dr
Nashville, TN 37217

Name and address of property owner:

Marc Gagnon and Tammie M. Gagnon
2447 Broadview Dr
Nashville, TN 37217

ALL-PURPOSE ACKNOWLEDGMENT

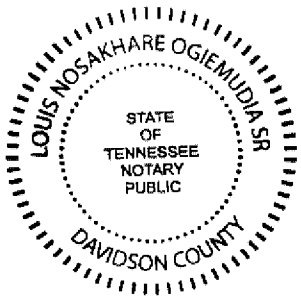
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personally appeared Marc Gagnon & Tammie M Gagnon (NAME(S) OF SIGNER(S)),

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SIGNER(S) OTHER THAN NAMED ABOVE

LEGAL DESCRIPTION

The following described property situated in the county of Davidson, state of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 424, ON THE PLAN OF SECTION SIX;
EDGE-O-LAKE ESTATES, OF RECORD IN BOOK 3700, PAGES 15 AND 16, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE
DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARC GAGNON FROM MASSIMILIANO ESPOSITO AND WIFE, LINDA T. ESPOSITO, DATED 03/14/2016, RECORDED 03/23/2016, DEED INSTRUMENT # 20160323-0027409, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Parcel/APN/Tax ID: 149 03 0 004.00

Certificate of Authenticity

I, Jennifer Terranova, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/12/2021.

Date

Jennifer Terranova

Affiant Signature

11/4/2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 4 day of Novemebr, 2021.

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)