Karen Johnson Davidson County
Batch# 781353 DEEDQC
12/29/2021 10:36:20 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211229-0171119

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Christopher Cyr
Cecile Cyr
512 Hobbs Creek Dr.
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
131-01-2B-006-00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Armand Lauzon, III and Jeffrey Cyr, Trustees of Ralph's Realty Trust dated May 1, 2021,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Christopher Cyr and Cecile Cyr, husband and wife,** all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Unit No. 6, on the plan of HOBBS CREEK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 201809260095386, amended in Instrument 201901070001757, as affected by Scrivener's Affidavit of record in Instrument 201901100002710, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.
>
> Being the same property conveyed to Armand Lauzon, III and Jeffrey Cyr, Trustees of Ralph's Realty Trust dated May 1, 2021 by Warranty Deed from Haury & Smith Contractors, Inc, dated 05/28/2021 and recorded 06/01/2021, of record in Instrument 202106010073034, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 Hobbs Creek Dr., Nashville, TN 37215.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 17 day of December, 2021.

Ralph's Realty Trust dated May 1, 2021 BY:

Armand Lauzon, III, Trustee

Jeffrey Cyr, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Armand Lauzon, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 17 day of December, 2021.

Zachary Robertso
Notary Public

My Commission Expires: 09/08/2025

ZACHARY ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Jeffrey Cyr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the _____ day of December, 2021.

Notary Public

My Commission Expires:

WITNESS my hand this the _____ day of December, 2021.

Ralph's Realty Trust dated May 1, 2021 BY:

Armand Lauzon, III, Trustee

Jeffrey Cyr, Trustee

CHARLES I. BOYNTON, III
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 02/19/2027

Norfolk County, MA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Armand Lauzon, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the _____ day of December, 2021.

Notary Public

My Commission Expires:

STATE OF MA

COUNTY OF Norfolk

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Jeffrey Cyr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 10 day of December, 2021.

Notary Public

My Commission Expires: 02/19/2027

CHARLES I. BOYNTON, III
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 02/19/2027

Norfolk County, MA

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson 3R AJ

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 17 day of December, 2021.

Notary Public

My commission expires: 09/08/2025

ZACHARY ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY