Karen Johnson Davidson County
Batch# 795347 DEEDQC
01/26/2022 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220126-0009326

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
18167 US Highway 19 North, Floor 3
Clearwater, Florida 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Sarah A. Lavoie and Roger R. Lavoie
4927 Sherman Oaks Drive
Nashville, TN 37211

Property Tax ID#: 148-01-0-204.00
File #: TN835461

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **ROGER LAVOIE, MARRIED MAN HEREIN JOINED BY SPOUSE SUZANNE P. LAVOIE AND SARAH LAVOIE, AN UNMARRIED WOMAN, WHO ERRONEOUSLY ACQUIRED TITLE AS HUSBAND AND WIFE**, as Grantor, hereby convey all rights, titles and interests that we may have in to **SARAH LAVOIE, AN UNMARRIED WOMAN**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 148-01-0-204.00

Property Address: 4927 Sherman Oaks Drive, Nashville, TN 37211

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 27Th day of December, 2021.

ROGER LAVOIE

SUZANNE P. LAVOIE

SARAH LAVOIE

STATE OF Tennessee }

COUNTY OF Davidson }

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ROGER LAVOIE, SUZANNE P. LAVOIE, AND SARAH LAVOIE, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27Th day of December, 2021.

Notary Public
My Commission expires: December 20, 2022

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

ROGER LAVOIE

SUZANNE P. LAVOIE

SARAH LAVOIE

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me this the 27Th day of December, 2021.

Notary
My Commission expires: December 20, 2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property

herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

The following land located in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger Lavoie and Sarah Lavoie, Husband and Wife by Deed from Eric Wayne Wallace, Married, dated 10/10/2018 and recorded 11/6/2018 in Instrument number 20181106-0109834, Register's Office for Davidson County, Tennessee.

Commonly Known As: 4927 Sherman Oaks Drive, Nashville, TN 37211
Parcel ID: 148-01-0-204.00

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 12/27/2021 *(date of document)*.

Affiant Signature

January 17, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 17 day of January 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters