This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20221065R

Karen Johnson Davidson County
Batch# 805091 DEEDQC
02/14/2022 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220214-0016960

The actual consideration is $0.00.

NEW OWNER:

Matthew Joseph Geroux
Joseph Elmer Geroux
Rosie Ann Geroux
3815 Barlow Drive
Nashville, TN 37211-5518

Joseph Elmer Geroux
AFFIANT

Subscribed and sworn to before me this
the 3 day of FEB, 2022.

SEND TAX BILLS TO:

New owner

NOTARY PUBLIC

MAP/PARCEL:

148 09 0 030.00

My Commission Expires: 5/18/24

STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Matthew Joseph Geroux, a married man, and Joseph Elmer Geroux, a married man** (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Matthew Joseph Geroux and Rosie Ann Geroux, husband and wife, and Joseph Elmer Geroux, as tenants in common with rights of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two, Haywood Heights of record in Plat Book 2663, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 100 feet on the Southerly side of Barlow Drive, and runs back 193.2 feet on the Westerly line and 136.6 feet on the Easterly line to a dead line in the rear on which it measures 86.01 feet.

Being the same property conveyed to Matthew Joseph Geroux, an unmarried man and Joseph Elmer Geroux, a married man as tenants in common with rights of survivorship by deed from Robert F. Garner, unmarried of record in Instrument Number 20151228-0129963, Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 28, 2015.

Being commonly known as 3815 Barlow Drive, Nashville, TN 37211-5518.

*** The said Grantor, Joseph Elmer Geroux, represents and warrants that the property is not now and never has been a marital residence. Therefore, his spouse has not acquired any interest in the property.*

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. 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, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 3 day of FEB, 2022.

GRANTOR:

Matthew Joseph Geroux

Joseph Elmer Geroux

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Joseph Geroux and Joseph Elmer Geroux with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 3 day of FEB, 2022.

NOTARY PUBLIC

My Commission Expires: 5/18/24

STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Elizabeth Paschall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on February 3rd, 2022.

Affiant Signature

2/3/22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 3rd day of February, 2022.

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25