Karen Johnson Davidson County
Batch# 807863 DEEDQC
02/17/2022 01:56:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220217-0018662

**THIS INSTRUMENT PREPARED BY:**

**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd**
**Suite 130**
**Nashville, TN 37215**

*No title search was performed in preparation of this Quitclaim Deed.*

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Bault Holland Investments, LLC<br>2 Sixth Ave<br>Key West, FL 33040 | New Owner | Map and Parcel No.:<br>093-11-0H-053.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Alysia Thibault and David R. Thibault, wife and husband** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Bault Holland Investments, LLC, a Florida Limited Liability Company**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 513 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 and Instrument Number 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alysia Thibault and David R. Thibault, husband and wife by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, dated January 27, 2022 and recorded on January 31, 2022 in Instrument No. 20220131-0010980, in the Register's Office of Davidson County, Tennessee.
In error, the Warranty Deed stated Alysia Thibault and David R. Thibault, are husband and wife. It should have read: Alysia Thibault and David R. Thibault, wife and husband.

This is improved property known as: **65 Lindsley Avenue Unit 513, Nashville, TN 37210.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2022.

**Alysia Thibault**

**David R. Thibault**

STATE OF FLORIDA )
COUNTY OF MONROE )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alysia Thibault** and **David R. Thibault**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8th day of February, 2022.

Kristine Marshall
Notary Public

My Commission Expires: 10/21/2024

Notary Public State of Florida
Kristine Marshall
My Commission HH 055365
Expires 10/21/2024