Karen Johnson Davidson County
Batch# 829216 DEEDQC
03/25/2022 03:13:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220325-0034993

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2022 Gaudreau Community Property Trust 129 Cheek Road Nashville, TN 37205	The 2022 Gaudreau Community Property Trust 129 Cheek Road Nashville, TN 37205	Map: 130-09-0 Parcel: 054.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(3)(F), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Leslie Letts Gaudreau** and **William Joseph Gaudreau**, wife and husband, by these presents does hereby quitclaim and convey unto **Leslie Letts Gaudreau and William Joseph Gaudreau, as Trustees of The 2022 Gaudreau Community Property Trust** created pursuant to instrument of revocable trust dated March 25, 2022, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of her right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Cheekwood Estates, of record in Plat Book 2663, Page 103, amended in Instrument No. 20050818-098274, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Leslie Letts Gaudreau and William Joseph Gaudreau by deed from Adam J. Geist and Mendi Chappell Geist, of record as Instrument No. 20190703-0065429, Register's Office for Davidson County, Tennessee; and as corrected by Scrivener's Affidavit of record as Instrument No. 20191007-0102071, said Register's Office.
>
> This is improved property known as 129 Cheek Road, Nashville, Tennessee 37205.

WITNESS our hands this 25 day of March, 2022.

Leslie Letts Gaudreau

William Joseph Gaudreau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **Leslie Letts Gaudreau** and **William Joseph Gaudreau**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 21 day of March, 2022.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

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