Karen Johnson Davidson County
Batch# 851158 DEEDQC
05/05/2022 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220505-0051970

This instrument prepared by:

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

File No. 20221156R

The actual consideration is $0.00.

NEW OWNER:

Rosie Ann Geroux and
Matthew Joseph Geroux
3815 Barlow Drive
Nashville, TN, 37211

AFFIANT

Subscribed and sworn to before me this the 14 day of April, 2022.

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/14/26

SEND TAX BILLS TO:

SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL:

148-09-0-030.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, 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 "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 (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 Warranty deed from Robert F. Garner, unmarried of record in Instrument No. 20151228-0129963 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Matthew Joseph Geroux and Rosie Ann Geroux, husband and wife, and Joseph Elmer Geroux, as tenants in common with rights of

survivorship by QuitClaim deed from Matthew Joseph Geroux, a married man, and Joseph Elmer Geroux, a married man of record in Instrument No. 20220214-0016960 Register's Office for Davidson County, Tennessee, dated February 03, 2022 and recorded on February 14, 2022.

This property is commonly known as 3815 Barlow Drive, Nashville, TN 37211.

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 Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 14 day of April, 2022.

GRANTOR:

Joseph Elmer Geroux

Rosie Ann Geroux

Matthew Joseph 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 Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rosie Ann Geroux and Matthew Joseph 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 14 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, 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 14 day of April, 2022

R Bicket White

NOTARY PUBLIC

My Commission Expires: 6.19.22

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
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 April 14, 2022.

Affiant Signature

4/14/22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 14th day of April, 2022.

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY