Karen Johnson Davidson County
Batch# 866096 DEEDQC
06/01/2022 03:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220601-0063424

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KRISTEN BRITTON
MADISON SETTLEMENT SERVICES – BALTIMORE, LLC
532 BALTIMORE BLVD., SUITE 103
WESTMINSTER, MD 21157

OWNER (SEND TAX BILLS TO):

MICHELET GEFFRARD
BUPPHA GEFFRARD
2564 WILLOWBRANCH DRIVE
NASHVILLE, TN 37217

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHELET GEFFRARD and BUPPHA GEFFRARD, formerly known as BUPPHA COOPER, husband and wife (herein, "Grantor"), whose address is 2564 Willowbranch Drive, Nashville, TN 37217, hereby bargains, sells, remises, releases, quit claims and conveys to MICHELET GEFFRARD and BUPPHA GEFFRARD, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2564 Willowbranch Drive, Nashville, TN 37217, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2564 Willowbranch Drive, Nashville, TN 37217

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

Source of Description and Grantor's Equitable Interest:
Previous and last conveyance; the same being a Deed to the within Grantor Recorded in the Register's Office for Davidson County, Tennessee, as Instrument number 20170410-0035105 on April 10th, 2017.

PIN NO: 149 04 0B 001.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 05 day of May, 2022

GRANTOR:

Michelet Geffrard

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michelet Geffrard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 05 day of May, 2022.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-6-22

GRANTOR:

Buppha Geffrard, formerly known as Buppha Cooper

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Buppha Geffrard, formerly known as Buppha Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 05 day of May, 2022.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-6-22

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: _____
Michelet Geffrard

Subscribed and sworn to under oath before me, this 05 day of May, 2022 by Michelet Geffrard.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-6-22

Grantee:

Grantee signature: _____
Buppha Geffrard

Subscribed and sworn to under oath before me, this 05 day of May, 2022 by Buppha Geffrard.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-6-22

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of The Plan of 2562-A & 2562-B Willow Branch Drive Townhomes, a horizontal property regime with private elements, as shown on Exhibit "A" of 2562-A & 2562- B Willow Branch Drive Townhomes, of record in Instrument No. 20160321-0026629, Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHELET GEFFRARD AND BUPPHA COOPER by Warranty Deed dated April 5, 2017 and of record in Instrument Number 20170410-0035105, Registers Office of Davidson County, Tennessee.

Commonly Known As: 2564 WILLOWBRANCH Drive, Nashville, TN 37217
Parcel: 149 04 0B 001.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, David R. Breschi, do hereby make oath that I am a licensed attorney and/or 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 5/5/22 (date of document).

David R Breschi

Affiant Signature

5/5/22

Date

State of Maryland

County of Washington

Sworn to and subscribed before me this 5 day of May, 2022.

Kelly Beth Keener

Notary's Signature

MY COMMISSION EXPIRES: Apr 09, 2025

Notary's Seal (if on paper)

KELLY BETH KEENER
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 09, 2025