QUITCLAIM DEED

STATE OF Texas, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 2nd June 2022.

NOTARY PUBLIC

My Commission Expires: 06/08/2023

KATHERINE ROSE BOTELLO NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12847600-4 MY COMM. EXP. 06-08-2023

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Fontaine Williams Properties, LLC 604 Turnbow Trail Cedar Park, TX 78613	Same as New Owner	072-15-2-M-007.00 CO

KNOW ALL MEN BY THESE PRESENTS that Sean Williams, a married man, and Justine Fontaine, a married woman, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Fontaine Williams Properties, LLC, a Texas limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. Unit 7, Riverside Station, a Planned Unit Development. Horizontal Property Regime with Private Easements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 202000114-0005127 in the Register's Office of Davidson County. Tennessee.
>
> Being the same property conveyed to Sean Williams, a married man, and Justine Fontaine, a married woman, by Warranty Deed from Riverside East Development, LLC, a Tennessee limited liability company, dated May 17, 2021 and recorded May 19, 2021, of record in Instrument No. 20210519-0067529, Register's Office of Davidson County, Tennessee.
>
> This is improved property, known as 1701 Porter Road #5, Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 868978 DEEDQC
06/09/2022 10:40:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220609-0065792

WITNESS my hand on May 31, 2022

Sean Williams

Justine Fontaine

STATE OF Texas

COUNTY OF Williamson

On May 31, 2022, before me personally appeared Sean Williams to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 31st May, 2022.

CHRISTOPHER C REDUS JR ★ NOTARY PUBLIC ★ STATE OF TEXAS NOTARY ID 12876642-3 ★ MY COMM. EXP. 10-28-2023

NOTARY PUBLIC

My Commission Expires: 10/28/2023

STATE OF Texas

COUNTY OF Williamson

On May 31, 2022, before me personally appeared Justine Fontaine to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 31st May, 2022.

CHRISTOPHER C REDUS JR ★ NOTARY PUBLIC ★ STATE OF TEXAS NOTARY ID 12876642-3 ★ MY COMM. EXP. 10-28-2023

NOTARY PUBLIC

My Commission Expires: 10/28/2023