Karen Johnson Davidson County
Batch# 871270 DEEDQC
06/14/2022 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220614-0067471

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Revocable Trust of the Girouard Family 2111 18th Avenue South Nashville, TN 37212	New owner	104-12-0-209.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rosemary Girouard and Patrick Girouard, wife and husband**, by these presents do hereby quitclaim and convey unto, **Patrick and Rosemary Girouard as Trustees of the Revocable Trust of the Girouard Family dated October 15, 2021**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lenox Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaime Bryan and husband, Mark A. Watrous by Warranty deed from Jessica A. Stewart, f/k/a Jessica Leigh Alexander and husband, Jon R. Stewart of record in Instrument No. 20100712-0054576 Register's Office for Davidson County, Tennessee, dated July 08, 2010 and recorded on July 12, 2010.

Being the same property conveyed to Rosemary Girouard and Patrick Girouard, wife and husband by Warranty Deed from Jaime Bryan and husband, Mark A. Watrous, wife and husband, of record in Instrument No. 20170221-0017516, Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 21, 2017.

Being also known as 2111 18th Avenue South, Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 7th day of June, 2022.

Affiant

My commission expires: 7-13-2024
(Affix Seal)

Notary Public

JAMIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of June, 2022.

Rosemary Girouard

Patrick Girouard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Rosemary Girouard and Patrick Girouard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2022.

Notary Public

My Commission Expires: 7-13-2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 06/07/2022 ____ (date of ~~document~~).

Affiant Signature

06/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025