Karen Johnson Davidson County
Batch# 906446 DEEDQC
08/22/2022 03:55:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220822-0094823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANE CHRISTOPHER CROUNSE and DANIELLE RENAE PICARD, Trustees of the Picard-Crounse Family Trust	**SAME**	**114-07-0A-053.00-CO**
(NAME) **2108 Traemoor Village Ct.**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **SHANE CROUNSE and DANIELLE PICARD, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **SHANE CHRISTOPHER CROUNSE and DANIELLE RENAE PICARD, TRUSTEES OF THE PICARD-CROUNSE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF SHANE CHRISTOPHER CROUNSE and DANIELLE RENAE PICARD, dated August 22, 2022**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 53 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane Crounse and Danielle Picard, Husband and Wife, by Warranty Deed from Draper L. Matthews and Charles F. Brown, III, wife and husband, of record in Instrument No. 20180920-0093287, Register's Office for Davidson County, Tennessee, dated September 19, 2018 and recorded on September 20, 2018.

This conveyance is subject to:

- Subject to all matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record in Instrument No. 20070323-0035561, and Amended and Restated in Instrument No. 20080318-0027145 with Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, and in Quit Claim filed in Instrument Number 20080819-0085122, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement of record in Book 7142, page 463, Register's Office for Davidson County, Tennessee.
- Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7847, Page 385, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

SHANE CROUNSE and SHANE CHRISTOPHER CROUNSE are one in the same person for the purposes of this conveyance.

DANIELLE PICARD and DANIELLE RENAE PICARD are one in the same person for the purposes of this conveyance.

Unimproved ( )
This is improved (X) property, known as **2108 Traemoor Village Ct., Nashville, Tennessee 37209.**

Witness our hands, this the 22nd day of August, 2022.

SHANE CHRISTOPHER CROUNSE

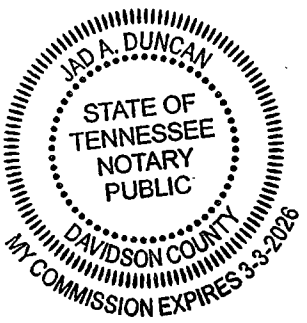
DANIELLE RENAE PICARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHANE CHRISTOPHER CROUNSE AND DANIELLE RENAE PICARD** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named individuals and that they executed the within instrument for the purposes therein contained, by signing their name in such capacity.

Witness my hand and official seal, this 22nd day of August, **2022.**

My Commission Expires: 3/3/2026



Notary Public