Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040 (931) 647-1501

Karen Johnson Davidson County
Batch# 915312 DEEDQC
09/12/2022 12:16:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220912-0101771

EMIKO JANE LEJEUNE ET VIR

TO: *QUITCLAIM DEED*

1130 WOODBERRY FALLS CT LLC

THIS QUITCLAIM DEED OF REALTY, executed as of the 7th day of September, 2022, by Grantors, EMIKO JANE LEJEUNE and WALTER RAYMOND LEJEUNE, III, wife and husband, to Grantee, 1130 WOODBERRY FALLS CT LLC, a Tennessee limited liability company:

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, BEING Lot No. 1130 on the Plan of WOODBERRY TOWNHOMES, PHASE 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase 1, of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development, of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.
>
> BEING the same property conveyed to Emiko Jane LeJeune and Walter Raymond LeJeune, III, husband and wife, by Warranty Deed recorded on 08/15/19 in Instrument Number 20190815-0081895, among the land records of Davidson County, TN.
>
> *This deed was prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.*

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

EMIKO JANE LEJEUNE Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, Emiko Jane LeJeune, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of September, 2022.

My Commission Expires: 9.13.22

Tiffany Hightower
Notary Public

[SEAL]

TIFFANY HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WALTER RAYMOND LEJEUNE, III Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, Walter Raymond LeJeune, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of September, 2022.

My Commission Expires: 9.13.22

TIFFANY HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tiffany Hightower
Notary Public

[SEAL]

Property Owners Name
and Mailing Address:

1130 WOODBERRY FALLS CT LLC
1830 Port Royal Rd
Clarksville, TN 37043

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 1130 WOODBURY FALLS CT, NASHVILLE, TN 37221
MAP-PARCEL NO.: 128 12 0 C 020.00 CO

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

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

Tiffany Hightower
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-13-20

TIFFANY HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit A

Land in Davidson County, Tennessee, Being Lot No. 1130 on the Plan of WOODBURY TOWNHOMES, PHASE 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I, of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development, of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property as conveyed to Emiko Jane LeJeune and Walter Raymond LeJeune, III, husband and wife, by Warranty Deed recorded on 08/15/19 in Instrument Number 20190815-0081895, among the land records of Davidson County, TN.

As further conveyed to 1130 Woodberry Falls CT LLC, a Tennessee limited liability company, by Quitclaim Deed recorded on _____ in Instrument Number _____, among the land records of Davidson County, TN.