Name and Address of New Owner(s):
Laura D'Aoust and Andrew Brown
4501 Park Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner(s)

Karen Johnson Davidson County
Batch# 921756 DEEDQC
09/27/2022 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220927-0106625

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 091-16-0-042.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Laura D'Aoust, a married woman,** hereinafter called the Grantor(s), convey and quitclaim unto **Laura D'Aoust and Andrew Brown, wife and husband,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 402, Block 18 on the Plan of Charlotte Park Company's Addition, of record in Plat Book 57, Page 103, 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 Laura D'Aoust, an unmarried woman, by Warranty Deed from David Desmond McGroarty and Martine McGroarty, husband and wife, signed August 29th, 2019 and recorded September 4th 2019, of record in Instrument No. 20190904-0088877, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 4501 Park Ave., Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

This property is not now, nor has it ever been, the primary residence of the grantor herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16th day of September, 2022.

Laura D'Aoust (SEAL)
Laura D'Aoust

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Laura D'Aoust** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of September 2022.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of September, 2022.

Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-14-22 .

Affiant Signature

9-14-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

