This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 928935 DEEDQC
10/13/2022 09:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221013-0112227

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cannon St., LLC** ("Grantor"), a Tennessee Limited Liability Company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Clair Moreau,** (Grantee), a single woman all of their/its rights, title, and interests in the following described real property, to wit:

Being the easterly 19 1/2 feet of Lot 275 and the Westerly 13 1/2 feet of Lot No. 276 in Mary and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said parts of Lot No. 275 and said part of Lot No. 276 together front 33 feet on the south side of Cannon Street and run back between parallel lines 165 feet to an alley, as indicated on said plan.

Being the same property conveyed to Cannon St, LLC, by virtue of that certain Quit Claim Deed dated November 18, 2019, and being of record at Instrument No. 20200730-0084024 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Clair Moreau by virtue of Special Warranty Deed dated May 21, 2010 at Instrument No. 20100701-0051716 in the said Register's Office.

For information purposes only: 67 Cannon St., Nashville, TN, 37210

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Pursuant to TCA 48-249-610 this property is being sold in connection with the winding up the affairs of the Cannon St. Limited Liability Company.

IN TESTIMONY WHEREOF I/we have executed this instrument the 3rd day of **October, 2022.**

Cannon St., LLC

Moreau

By Clair Moreau, Sole Member

CALIFORNIA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 10/3/22 before me, Roger Sampson, Notary Public (insert name and title of the officer), personally appeared Clair Moreau, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ROGER SAMPSON
Notary Public - California
Los Angeles County
Commission # 2408508
My Comm. Expires Jun 19, 2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 4 day of **October, 2022.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**67 Cannon St.** **Nashville, TN 37210**
TAX PARCEL NO.:	**09316020900**
PROPERTY OWNER: OWNER'S ADDRESS:	**Clair Moreau** **242 North Western Avenue, Apt. 511** **Los Angeles, CA 90004**
MAIL TAX BILLS TO:	**Clair Moreau** **242 North Western Avenue, Apt. 511** **Los Angeles, CA 90004**

Tennessee Certification of Electronic Document

I, Bridgette N. Anderson, do hereby make oath that I am 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 10/3/22 (date of document).

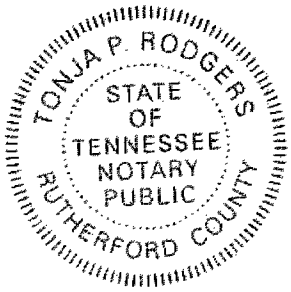
Bridgette N. Anderson
Affiant Signature

10/12/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of October, 2022.



Tonja P. Rodgers
Notary Signature

My Commission Expires: 2/24/2026