THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 933710 **DEEDQC**
10/26/2022 09:23:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221026-0115838

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me this 25th day of October, 2022.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.2024

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
MJB & ST Investments, LLC 1608 Tynewood Drive Nashville, TN 37215	New Owner	118-11-0-094.00

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Marie-Joe Bouffard and Sylvain Tremblay,** GRANTOR, hereby quitclaims and conveys all of his/her/their undivided right, title and interest to the hereinafter described property to **MJB & ST Investments, LLC, a Tennessee limited liability company,** GRANTEE. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "F" on the Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, Page 36, 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 Marie-Joe Bouffard and Sylvain Tremblay by Warranty Deed from Dennis W. Morgan of record in Instrument No. 20211020-0140797 Register's Office for Davidson County, Tennessee.

Being improved property also known as 2826 Dogwood Place, Nashville, Tennessee 37204-3106.

Said conveyance is made subject to such restrictions, encumbrances, and limitations as may affect the property.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their signature(s) on this the 25th day of October, 2022.

Marie-Joe Bouffard

Sylvain Tremblay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Marie-Joe Bouffard and Sylvain Tremblay**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 25th day of October, 2022.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24