Karen Johnson Davidson County
Batch# 939020 DEEDQC
11/08/2022 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221108-0119854

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20221434R

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 4 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 5.23.26

NEW OWNER:

David Delany Broussard and Carla Deniese Broussard
219 Fairmont Court
Nashville, TN, 37203

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

104-06-0M-019-00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, David D. Broussard and Carla L. Broussard, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to David Delany Broussard and Carla Deniese Broussard, co-Trustees of The David Delany Broussard and Carla Deniese Broussard Family Trust u/d/t dated October 13, 2022 (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B-7, Fairmont Court Condominiums, as shown on Plat of record in Plat Book 6250, page 825, and as established under Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, Book 6774, page 221, and Book 6823, page 962, in the Register's Office, Davidson County, Tennessee, to which master deed reference is

hereby made for a more particular description of said Unit.

Being the same property conveyed to David D. Broussard and Carla L. Broussard, husband and wife by Warranty deed from David C. Moore and wife, Sarah S. Moore of record in Instrument No. 20170601-0054627 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on June 1, 2017.

Carla L. Broussard and Carla Deniese Broussard are one and the same person.

This property is commonly known as 219 Fairmont Court, Nashville, TN 37203.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which 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, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 3 day of November, 2022.

GRANTOR:

David D. Broussard

Carla L. Broussard

Carla L. Broussard

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF ~~Tennessee~~ California

COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David D. Broussard and Carla L. Broussard with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 3 day of November, 2022.

NOTARY PUBLIC

JANET D. SCHOLL
Notary Public - California
Ventura County
Commission # 2315280
My Comm. Expires Jan 8, 2024

My Commission Expires: Jan. 8, 2024

Tennessee Certification of Electronic Document

I, Robin White, do hereby make oath that I am a licensed attorney and/or 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 Nov. 3, 2022 (date of document).

Affiant Signature

11. 3. 22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

