QuitClaim Deed

The actual consideration or value for this transfer is $ 0.00

Arthur A. Guilbault
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 21st day of NOVEMBER 2022.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

JOHNSTON ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 943418 DEEDQC
11/21/2022 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221121-0123398

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
KEITH GUILBAULT, & PAMELA GUILBAULT 4833 Leesa Ann Lane. Hermitage, TN. 37076	New Owner	076 05 0 / 002.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by KEITH GUILBAULT and wife, PAMELA GUILBAULT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, ARTHUR A. GUILBAULT, and wife, PASCUALITA L. GUILBAULT, the GRANTORS herein, have bargained and sold, and by these presents do transfer QuitClaim and convey unto:

KEITH GUILBAULT and wife, PAMELA GUILBAULT, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County Tennessee
Being all of **Lot No. 1** of the Hidden Hill Subdivision as shown on the plat of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee,

AND that certain **Tract of Land** boarding the North Easterly part of Section I, Stoner Mill subdivision of record in Book 6900, page 824 said Register's Office, described as follows:

Beginning at a point lying on the Southerly line of the said **Hidden Hill** Subdivision, said point being further described as the Southwest corner of Lot 1 on the said plat; thence running with the said line of **Hidden Hill** and Lot 1, South 76 degrees 40' East a distance of 130.00 feet to the Southeast corner of said Lot 1; thence leaving the said line of **Hidden Hill** and Lot 1, along the Northern boundaries of Lots 6, 7, & 8 of **Stoner Mill**, South 83 degrees 31' 26" West a distance of 113.14 feet to a point in the line of Lot 6; then North 18 degrees 14' West a distance of 45.00 feet to a point of beginning, containing 2492 square feet.

Being all the Property conveyed to Arthur A. Guilbault, and wife Pascualita L. Guilbault by deed from Marion Thurman Builders, (Lot No. 1), dated August 11, 1980, and of Record in Book 5636, page 291, Register's Office for Davidson County, Tennessee, and by deed from Harold D. Mitchell, (Tract of Land), dated August 15, 1988 of record in Book 7632, page 174, said Register's Office.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property.

Any Taxes due on the property shall be paid by the Grantees.

This is improved property known as: 4833 Leesa Ann Lane, Hermitage, TN 37076.

Witness our hands this 21st day of NOVEMBER, 2022.

ARTHUR A. GUILBAULT

PASCUALITA L. GUILBAULT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named ARTHUR A. GUILBAULT and PASCUALITA L. GUILBAULT the bargainor(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 at Old Hickory, Tennessee this 21st day of NOVEMBER, 2022.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC SEAL AT LARGE DAVIDSON COUNTY, TENN.

****

QUITCLAIM DEED

From: ATRHUR A. GUILBAULT and wife, PASCUALITA L. GUILBAULT

To: KEITH GUILBAULT and wife, PAMELA GUILBAULT

Property: 4833 Leesa Ann Lane Hermitage, TN 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000
Johnny@LjeLaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 11-21 20 22.

Leroy Johnston Ellis, IV, Affiant — Nov. 21, 2022 Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 21 day of November, 20 22.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/02/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com