Karen Johnson Davidson County
Batch# 969502 DEEDQC
02/10/2023 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230210-0009964

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel A. Gaudette and Janis S. Gaudette, Co-Trustees 1404 Richland Woods Lane Brentwood, TN 37027	Same	159-06-0A-002.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAN GAUDETTE and wife, JANIS GAUDETTE (collectively, the "Grantor"), hereby quitclaim and convey to DANIEL A. GAUDETTE and JANIS S. GAUDETTE, CO-TRUSTEES OF THE GAUDETTE COMMUNITY PROPERTY TRUST u/a/d February 6, 2023, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Richlands Woods Subdivision, Cluster Lot Development, of record in Instrument No. 20051128-0142574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by deed of record as Instrument No. 20120518-0043234, said Register's Office

This is improved property known as 1404 Richland Woods Lane, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6th day of February, 2023.

DAN GAUDETTE

JANIS GAUDETTE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Dan Gaudette and Janis Gaudette, 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, at office, as of this 6th day of February, 2023.

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

My Commission Expires:
5-7-2024

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 6th day of February 2023.

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

Notary Public

My Commission Expires:
5-7-2024

34907526.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 6, 2023 (date of document).

Affiant Signature

02/10/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of February, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

