QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 971761 DEEDQC
02/16/2023 03:27:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230216-0011474

This instrument was prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, PC
1310 Sixth Avenue, North
Nashville, TN 37208
(615) 254-2291

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL #
Carol Jean Rabideau 2107 Fairfax Avenue #302 Nashville, Tennessee 37212	Same	104 12 0B 110.00

AFFIDAVIT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The consideration for this conveyance, per T.C.A. §67-4-409(C)(v), is $-0-.

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree, in that certain case styled *Carol Jean Rabideau vs. Frank Boggan Rousseau*, Civil Action No. 02D-2464, Fourth Circuit Court of Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 15th day of February, 2023.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires MAY 3, 2026

FOR AND IN CONSIDERATION, the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Divorce Decree in that certain case styled, *Carol Jean Rabideau vs. Frank Boggan Rousseau*, Civil Action No. 02D-2464, Fourth Circuit Court of Davidson County, Tennessee, Frank Boggan Rousseau has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Carol Jean Rabideau, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of

Tennessee, described as follows:

Being Unit No. 302, Building One, on the revised plan of Ashley Place Condominiums, of record in Plat Book 6200, page 462, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank B. Rousseau and spouse, Carol J. Rabideau, by Deed from Joyce E. Johnson, and spouse, Frederick K. Kirchner, Jr., of record in Book 9333, Page 229, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carol Jean Rabideau, her heirs, successors and assigns, forever.

Witness my hand this the 13TH day of FEBRUARY, 2023.

Frank B Rousseau
FRANK BOGGAN ROUSSEAU

STATE OF MAINE:
COUNTY OF LINCOLN:

Personally appeared before me, SUE A.M. ANDERSON, a Notary Public for said County and State, FRANK BOGGAN ROUSSEAU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WISCASSET IN LINCOLN COUNTY, Maine, this the 13TH day of FEBRUARY, 2023.

Sue A M Anderson
Notary Public

SUE A. M. ANDERSON
Notary Public
Maine
My Commission Expires Jan 26, 2028

My Commission Expires: _____

SUE A. M. ANDERSON NOTARY PUBLIC MAINE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.