QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 978294 DEEDQC
03/08/2023 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230308-0016781

MJ-P-23-1122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-26

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Aaron Juel Didier and Irina Alexandrovna Didier, Co-Trustees of The Didier Family Trust, dated July 25, 2019		
(NAME) **1122 Oman Drive,**	(NAME) **Same**	**15900006000**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON JUEL DIDIER AND IRINA ALEXANDROVNA DIDIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AARON JUEL DIDIER AND IRINA ALEXANDROVNA DIDIER, CO-TRUSTEES OF THE DIDIER FAMILY TRUST, DATED JULY 25, 2019** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to wit:

Beginning at a point in the enter of Oman Drive (also known as Oman Memorial Drive), 1250 feet easterly from the intersection of the center line of said Drive and the center of Granny White Pike; thence northwardly 429 feet to the southern boundary line of said Eddy Arnold property; thence with the southern boundary line of said Eddy Arnold property and a fence north 68 deg. 35 min. east 303.7 feet to an iron pin; thence south 5 deg. 30 min. west 607 feet to the center of said Drive; thence with the center of said Drive, north 72 deg. west 81.5 feet to the beginning of a curve; thence around said curve having a radius if 507 feet northwestwardly 143.5 feet to the beginning, containing 3.29 acres, more or less.

Being the same property conveyed to Aaron Juel Didier and Irina Alexandrovna Didier, husband and wife, Aaron Juel Didier and Irina Alexandrovna Didier, Co-Trustee's of the Didier Family Trust, dated July 25, 2019 by Quitclaim deed from Aaron Juel Didier and Irina Alexandrovna Didier, husband and wife of record in Instrument No. 20210706-0090534 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 7, 2021.

The above instrument having been corrected by scriveners affidavit of record in Instrument Number 20230227-0013743 in the Register's Office for Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to convey any and all lingering potential interest Aaron Jul Didier and Irina Alexandrovna Didier may have a inadvertantly recieved in the subject property by virtue of the aforementioned scrivener's error.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1122 Oman Drive, Brentwood, Tennessee 37027**.

Witness my/our hand(s) this the 6 day of March, 2023

Aaron Juel Didier

Irina Alexandrovna Didier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON JUEL DIDIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRINA ALEXANDROVNA DIDIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 6, 2023**.

Affiant Signature

March 8, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of **March**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024