THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Michael R. Charest
105 Nancy Court
Hermitage TN 37076

Karen Johnson Davidson County
Batch# 987997 DEEDQC
04/04/2023 08 46 59 AM 2 pgs
Fees $12 00 Taxes $0 00

20230404-0024279

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QUITCLAIM DEED

Removing Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1 00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael R. Charest and Judy Charest,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Michael Charest, as surviving tenant by the entirety,** residing at 105 Nancy Court, Hermitage TN 37076, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson, State of Tennessee,** to-wit·

Being Lot Number 6 on the Plan of Final Plat of New Hope Estates Phase One, of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Charest and wife, Judy Charest by Warranty Deed from Shannon D. Jeffus (NKA Shannon D. Sellinger) and Matthew L. Sellinger of record as Instrument #20061220-0156729, Register's Office for Davidson County, Tennessee, dated December 14, 2006 and recorded December 20, 2006.

At the time of taking title, neither Michael R. Charest and Judy Charest was a party to another marriage and their marriage continued uninterrupted until the death of Judy Charest in Davidson County on March 11, 2022. Micahel R. Charest conveys as surviving tenant by the entirety.

Parcel ID No· 08709006100

Also known by street and number as· **105 Nancy Court, Hermitage TN 37076**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 3 day of April, 2023.

x Michael R Charest
Michael R. Charest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of April, 2023, before me, the undersigned officer, personally appeared **Michael R. Charest**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KAYLA TRENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXPIRES MAY 9, 2026

Notary Public

My Commission expires: 05/09/2026

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

x Michael R Charest
Michael R. Charest

State of TENNESSEE
County of DAVIDSON

Subscribed and sworn before me this 3rd day of April, 2023

Notary Public

KAYLA TRENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXPIRES MAY 9, 2026

My Commission expires

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