Karen Johnson Davidson County
Batch# 1017729 DEEDQC
06/22/2023 11.23 07 AM 3 pgs
Fees $17 00 Taxes $0 00
20230622-0047418

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

COURTNEY GEBEAU, AFFIANT

Subscribed and sworn to before me, this 13th day of June 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A MASON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
COURT GEBEAU and SHANNON GEBEAU, CO-TRUSTEES 6516 Melinda Drive Nashville, TN 37205	**SUNTRUST MORTGAGE, INC.** 901 Semmes Avenue Richmond, VA 23224	Map and Parcel No.: 129-07-0 060.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Courtney Gebeau and Shannon Gebeau, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Court Gebeau and Shannon Gebeau, Co-Trustees of the Gebeau Joint Revocable Trust, created March 10, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 6516 Melinda Drive, Nashville, Tennessee 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 & 2 on the Resubdivision of Lot 45 on the Map of West Meade Farms, Inc., Section 6, of record in Instrument No. 20120524-0045159, Register's Office for Davidson County, Tennessee, to which plan

reference is made for a more complete description thereof. Together with Easement for Ingress and Egress recorded at Instrument No. 20130911-0095692.

Being the same property conveyed to Courtney Gebeau and Shannon Gebeau, husband and wife, from Emerald Estock, LLC, a Nevada Limited Liability Company, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20131003-0103890.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 13th day of June 2023.

Courtney Gebeau, Grantor

Shannon Gebeau, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Courtney Gebeau**, the Grantor, 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 office, this 13th day of June 2023.

SHELLEY A MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025

Notary Public

My Commission Expires: 11-3-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Shannon Gebeau**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

