Karen Johnson Davidson County
Batch# 1046733 DEEDQC
09/06/2023 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230906-0070013

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Donnis S. Francois
Affiant

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

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
STEPHAN AND DONNIS FRANCOIS REVOCABLE TRUST 12 Ginger Ct., Brentwood, TN 37024	Same	160-15-35

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Stephan Francois and Donnis S. Francois have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto STEPHAN C. FRANCOIS and DONNIS S. FRANCOIS Trustees of the **STEPHAN AND DONNIS FRANCOIS REVOCABLE TRUST established September 6, 2023** their successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 42 on the Plan of Hearthstone of record in Book 6900 page 374 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

*
This is improved property known as 912 Ginger Ct., Brentwood, TN 37024

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of September, 2023.

Stephan Francois

Donnis S. Francois
Donnis S. Francois

Being the same property conveyed by deed from Douglas W. Johnson and Yvonne D. Johnson to Stephan Francois and Donnis S. Francois of record in Book 9721 Page 720 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephan Francois and Donnis S. Francois the bargainor(s), 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 Franklin, Tennessee, this 6th day of September, 2023.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nave, 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 this 6th day of Sept 2023

Dated 9/6, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nave who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 6th day of Sept, 2023

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL