QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Cynthia R. Tremblay
Affiant

Subscribed and sworn to before me this 20th day of September, 2022.

Notary Public
My Commission expires: March 25, 2024
(affix seal)

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1069995 DEEDQC
11/09/2023 01:11:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231109-0087669

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNER:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Cynthia Rae Tremblay, Trustee of the Tremblay Living Trust Dated September 28, 2022	Cynthia Rae Tremblay, Trustee of the Tremblay Living Trust Dated September 28, 2022	091 11 0 196.00
7431 Bridle Drive	7431 Bridle Drive	
Nashville, TN 37221	Nashville, TN 37221	

KNOW ALL MEN BY THESE PRESENTS that **Cynthia R. Tremblay**, an unmarried woman, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Cynthia Rae Tremblay, Trustee of the Tremblay Living Trust Dated September 28, 2022,** their heirs and assigns, their entire right, title and interest in and to a certain tract of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, Being part of Lots No. 1221, 1223 and 1225 of Block 189, extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for said County, described according to a copy of survey thereof made by Stephen A. Draper, Surveyor, dated May 28, 1962 as follows: Beginning on the North Margin of Georgia Avenue, at a point 66 feet west of the common corner of Lots No. 1215 and 1217; thence west along said avenue, 45.6 feet to a point in the west line of the abandoned Richard Creek extension to the west Nashville Branch of the N.C. and St. L. Railroad; said point being 18.95 feet East of the Easterly margin of Morrow Road; thence leaving Georgia Avenue in a Northerly Direction 152.3 feet to a point in the south margin of a 25 foot Alley, said point being 13 feet east of the east margin of Morrow Road; thence east with said Alley, 50.6 feet to a point 94 feet west of the common corner of Lots No.

1215 and 1217; thence in a Southerly direction 152.3 feet to the point of beginning.

BEING the same property conveyed to Cynthia R. Tremblay, an unmarried woman, from Claudia Tremblay, an unmarried woman, and Cynthia R. Tremblay, an unmarried woman (and is the sister of Claudia Tremblay), by Quitclaim Deed dated October 18, 2017, as Instrument No. 20180118-0005539 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **5310 Georgia Ave., Nashville, TN 37209.**

WITNESS my hand this 28th day of September 2022.

Cynthia R. Tremblay

Cynthia R. Tremblay

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **Cynthia R. Tremblay**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 28th day of September, 2022.

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: March 25, 2024