QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of December, 2023.

Notary Public

Commission Expires _____

STATE OF TENNESSEE NOTARY PUBLIC ANTHONY N. GRECO COMMISSION EXPIRES: JUNE 2, 2024 COUNTY OF DAVIDSON

(Affix Seal)

Karen Johnson Davidson County
Batch# 1077712 DEEDQC
12/04/2023 10:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231204-0093233

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Malorie L. Vasseur 615 Old Hickory Boulevard #508 Nashville, TN 37209	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave Chicago, IL 60613	**114-1B-041.00CO**

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I **Malorie L. Vasseur, a married woman** (hereinafter called the "Grantor"), in order to establish a tenancy by the entireties with my husband, the Grantee herein, do hereby convey, remise, release and quitclaim unto my husband, **Collin Scott Vasseur, a married man,** (hereinafter called the "Grantee), and his heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant by the entireties with me in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot 41 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above-referenced Declaration, and the referenced Plat.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being Part of the same property conveyed to Malorie L. Vasseur, A married person, By Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability company, recorded in Instrument No. 20231120-0090136, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No.20231120-0090137, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is **IMPROVED** property, known as **615 Old Hickory Boulevard #508, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, I have hereunto set my hand this 1 day of December 2023.

Malorie L. Vasseur

Malorie L. Vasseur

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **Malorie L. Vasseur**, the bargainor, 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 this 1 day of December, 2023.

Commission Expiration Date: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 1 day of December, 2023.

Ernest D. Bennett, III, Affiant 12-1-23 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1 day of December, 2023.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Notary Public