Karen Johnson
Batch # 1080354
12/11/2023 08:16:42 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231211-0095094

NEW OWNER:
Peter Wayne Lauzon
112 Dueler Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Peter Wayne Lauzon
112 Dueler Drive
Hermitage, TN 37076

MAP/GROUP/PARCEL
76 I D 38CO

THIS INSTRUMENT PREPARED BY:
T. Ryan Rumfelt, Attorney at Law
541 N. Mount Juliet Road, Ste 2203B
Mount Juliet, Tennessee 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATON SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND T. RYAN RUMFELT, ATTORNEY, SHALL NOT BE RESPONSBILE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties and for other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **LAUREN KENNEY LAUZON, a Single Woman** ("Grantor") has remised, released, transferred, and conveyed and by these presents does bargain, remise, release, transfer, and convey and forever quitclaim unto **PETER WAYNE LAUZON, a Single Man,** ("Grantee"), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

Being all of Lot No. 38, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Peter Wayne Lauzon and Lauren Kenney Lauzon, by Warranty Deed from Ole South Properties, INC., a Tennessee Corporation, dated May 15, 2018, appearing of record in

Instrument Number 20180515-0046225, of the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated December 21, 2017, appearing of record in Instrument Number 20171227-0131196, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chris Gee and wife, Stacy Gee by Warranty deed from Cartus Financial Corporation, formerly known as Cendant Mobility Financial Corporation, a Delaware Corporation of record in Book 1236, page 945, Register's Office for Davidson County, Tennessee, dated February 28, 2007 and recorded on March 14, 2007.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20170925-0098154; Grant of Easement to Piedmont Natural Gas Company of record in Instrument Number 20100111-0002349; Declaration of Easements of record in Instrument Number 20061227-0159081 and Record Book 1223, page 1531; Detention Maintenance Agreement of record in Instrument Number 20060503-0050829; Homeowner's Association Charter of record in Instrument Number 20070821-0100112; Off Site Sewer Easement of record in Instrument Number 20170613-0059009; and to any and all matters shown on said plat and survey of record in Instrument Number 20171004-0102057; all of said Register's Office.

This is improved property known as 112 Dueler Drive, Hermitage, TN 37076.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties. As such, this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(3)(E).

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

WITNESS MY SIGNATURE hereto this 29 day of NOVEMBER, 2023.

LAUREN KENNEY LAUZON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned notary in and for the state and county listed above, LAUREN KENNEY LAUZON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and affirmed that she signed and executed the foregoing QUITCLAIM DEED for the purposes therein contained.

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Sworn to and subscribed before me this 29th day of November, 2023.

My commission expires: 03/03/2025

Notary Public

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY