This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
9th day of January, 2024

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 5-16-2026

Karen Johnson Davidson County
Batch# 1093807 DEEDQC
01/24/2024 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240124-0004825

Address of New Owner:	Send Tax Bills to:	Parcel ID:
Jason Lucas LeVasseur and Laura Dibble LeVasseur, Trustees 1619 Russell Street Nashville, TN 37206	NEW OWNER	094-01-0-448.00

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jason L. LeVasseur and Laura LeVasseur, husband and wife** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Jason Lucas LeVasseur and Laura Dibble LeVasseur, as Trustees for The LeVasseur Family Living Trust, Dated January 9, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being lot No. 78 on the plan of Shelby Village, No. 3 of record in Book 2083, age 6, Register's Office for Davidson County, Tennessee.
>
> Said lot No. 78 fronts 70.4 feet on the Easterly side of South 16th Street and runs back 137.4 feet on the Northerly line and 78.7 feet on the Southeasterly line to a line in the rear, on which it measures 70.7 feet.
>
> Being the same property conveyed to Jason L. LeVasseur and Laura LeVasseur, husband and wife by Warranty deed from Flash Home Equity, LLC, A Tennessee Limited Liability Company, of record as Instrument No. 20210602-0073948. Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 2, 2021.

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

This is improved property known as: **705 S. 16th Street, Nashville, TN 37206**

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

WITNESS my hand this 9th day of January, 2024.

Jason L. LeVasseur

Laura LeVasseur

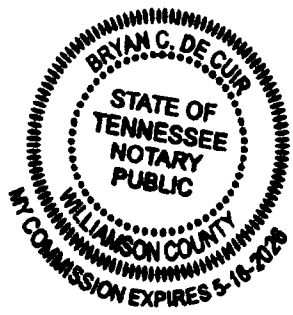
STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2024.

[SEAL]



Notary Public

My Commission Expires: May 16, 2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **January 9, 2024**.

Affiant Signature

1/9/2024
Date

STATE OF TENNESSEE

COUNTY OF WILSON

Sworn to and subscribed before me this 9th day of January, 2024.

Notary's Signature

My Commission Expires: June 28, 2026

