Karen Johnson Davidson County
Batch# 1118126 DEEDQC
04/03/2024 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023242

This Instrument Prepared By and Returned To:	The actual consideration for this transfer is $0.
Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067	Affiant Sworn to and subscribed before me this 26th day of March, 2024. Notary Public My Commission Expires: 09/12/2025
After Recording Return To The Above.	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INDENTURE, made this 26th day of March, 2024, among:

EUGENE CORMIER, A SINGLE MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

EUGENE CORMIER, TRUSTEE OF THE CORMIER TRUST DATED MARCH 26, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

TRACT I:
Being Lot No. 66 on the Plan of Stardust Acres, of record in Plat Book 1424, Page 92, Register's Office, Davidson County, Tennessee.

TRACT 2:
Being all of the property lying between the right-of-way of Saturn Drive and the east property line ofLot 66, described as follows:

Beginning at a point on the northern margin of Mars Drive, said point being the intersection of the common lot line of Lots 66 and 67, as shown on the Plan of Stardust Acres, with the northern margin of Mars Drive; thence northerly along the said common Jot line 170' to a point, said point being the common comer of Lots 66, 67, 35 and 34; thence easterly 25' along the common line of Lots 67 and 34; thence in a southerly direction 170' to a point in the northern margin of Mars Drive; thence westerly 25' to the point of beginning. Being the remainder of Lot 67 not used as right-of-way for Saturn Drive.

Being the same property conveyed to Eugene Cormier, a single man, by Warranty Deed from Walter C. Thompson and Sharon R. Thompson, husband and wife, dated May 28, 2020, and recorded June 5, 2020, in Reference No. 20200605-0058259, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1334 Mars Drive, Nashville, TN 37217.

THIS DEED has been prepared solely upon information furnished by **Eugene Cormier.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

EUGENE CORMIER

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eugene Cormier**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2024.

Notary Public
My Commission Expires: 09/20/2021

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Eugene Cormier, Trustee
Cormier Trust dated March 26, 2024
1334 Mars Drive
Nashville, TN 37217

Responsible Party For Taxes:

Eugene Cormier, Trustee
Cormier Trust dated March 26, 2024
1334 Mars Drive
Nashville, TN 37217

Tax Map and Parcel: 12002011200

Certificate of Authenticity

I, Trent Linville, 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 03/26/24.

Date

Affiant Signature

03/26/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 26 day of March, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY