Prepared by & Return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1133253 DEEDQC
05/09/2024 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034381

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: Cameron B. McDougall

Subscribed and sworn to before me this 2 **day of May, 2024.**

Notary Public: _____

My Commission Expires: N/A Lifetime

JAMES DEEP
Lawyer - Notary Public
7-209 Speers Road
Oakville, Ontario, L6K 0H5
Tel: (905) 815-0895

QUITCLAIM DEED

Address New Owner:
Cameron B. McDougall
4109 Barnes Cove Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Cameron B. McDougall
3441 Dandolo Circle
Cape Coral, FL 33909

Map-Parcel Number:
173-09-0B-085.00.CO4109

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Cameron B. McDougall and Catherine A. Torenvliet,** by these presents do hereby transfer, quitclaim and convey unto **Cameron B. McDougall,** his successors and assigns, all of their rights, title, and interest in and to the described tract of land in **Davidson** County, Tennessee as follows to wit:

BEING Lot No. 292, on the Plan of Section Two, Barnes Cove of record in Plat Instrument No. 20040604-0065966, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cameron B. McDougall and Catherine A. Torenvliet, husband and wife, by Deed from John D. Ramares and Kristi K. Ramares, Trustees of The Ramares Revocable Living Trust, Dated October 7, 2014 recorded in Instrument No. 20160705-0068745, in The Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **4109 Barnes Cove Drive, Antioch Tennessee 37013**

WITNESS my hand and official seal this 2 day of May, 2024.

_____
Cameron B. McDougall

_____
Catherine A. Torenvliet

TOWN
~~STATE~~ OF Oakville)
MUNICIPALITY
~~COUNTY~~ OF Halton)

On this 2 day of May, 2024, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Cameron B. McDougall and Catherine A. Torenvliet,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Town of Oakville, Ontairo, this 2 ~~day May,~~ 2024.

Notary Public

My Commission Expires: N/A LIFETIME APPOINTMENT

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE LEGAL DESCRIPTION FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY HAS BEEN CONDUCTED BY PREPARER.

JAMES DEEP
Lawyer - Notary Public
7-209 Speers Road
Oakville, Ontario, L6K 0H5
Tel: (905) 815-0895

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CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 May 2, 2024.

Affiant
Date: May 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9 day of May, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

