Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1160672 DEEDQC
07/22/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054973

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Samuel Tremblay	**New Owner**	**126-15-0A-139.00 CO**
720 Settlers Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SYBIL TREMBLAY, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto SAMUEL TREMBLAY, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, Pages 758-759, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Samuel Tremblay and Sybil Tremblay, husband and wife, by Warranty Deed from Jeffrey M. Callahan and wife, Anita K. Callahan, dated 2/1/22 of record in Instrument No. 20220214-0017000, Register's Office of Davidson County, Tennessee.

Grantor and Grantee herein acknowledge that this instrument is being executed in contemplation of the parties' divorce, and the specific intent of this instrument is to convey unto Grantee any and all interest Grantor may have in subject property, vesting title to same fully in Grantee as his sole and separate real property. Grantor hereby renounces and disclaims any marital, dower, curtesy, or homestead interests she may have in subject property, having abandoned the same.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property bears the street address of 720 Settlers Court, Nashville, TN 37221.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 19 day of July, 2024.

SYBIL TREMBLAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Sybil Tremblay, the within named Grantor(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 at office in on this 19 day of July, 2024.

Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/19/24 (date of document).

Jennifer Russell
Affiant Signature

7/22/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

