This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1161372 DEEDQC
07/24/2024 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0056014

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Daigle Plant Family Trust 3625 Wilbur Pl. Nashville, TN 37204	Same	118 13 0Q 002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Richard Plant and Debra Denise Daigle Plant, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Richard David Plant and Debra Denise Daigle Plant, as Trustees of the Daigle Plant Family Trust, and its successors and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Unit No. "B" on the Plan of Cottages at Wilbur Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at Wilbur Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130409-0035031, including without limitation the By-Laws appended thereto, and Scrivener's Affidavit of record in Instrument No. 20130510-0047475, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of Cottages at Wilbur Place, shown on Exhibit "D" to the Declarations of record in Instrument No. 20130409-0035031, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Richard Plant and Debra Denise Daigle Plant, husband and wife, by Warranty Deed from Thomas W. Wade, Jr. and Wife, Julie B. Wade, of record in Instrument No. 20211117-0152882, Register's Office for Davidson County, Tennessee, dated November 16, 2021, and recorded on November 17, 2021.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 24th day of July, 2024.

Affiant _____

Notary Public _____ My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 3625 Wilbur Pl., Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of July, 2024.

_____ _____

Richard Plant, Grantor **Debra Denise Daigle Plant, Grantor**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Plant and Debra Denise Daigle Plant, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of July, 2024.

_____ My Commission Expires:

Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 July 24, 2024.

Date: 07/24/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on July 24, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027