This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1172552 DEEDQC
08/21/2024 11:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240821-0064238

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Iltene V. Noel, Jude Laporte, & The Blessed Brothers, Inc. 1717 Hudson Road Madison, TN 37115	NEW OWNER	06300006900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Iltene V. Noel and Jude Laporte** "the Grantors," conveys and quitclaims unto **Iltene V. Noel, a ten-percent (10%) share, Jude Laporte, a fifteen-percent (15%) share, and The Blessed Brothers, Inc., a Tennessee nonprofit corporation, a ninety-percent (75%) share** "the Grantees," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as Tract No. 2 in the Deed from Louis Clifton Huffines and wife, to George P. Howell, more particularly described according to a copy of a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

Beginning at a spike in the center of Hudson Roud 208.5 feet southerly from the southeast corner of said Hudson Road and Nawakwa Trail, now called Pawnee Trail, said point being also the southwest corner of a tract of land owned by Daniels; thence with the south boundary of said Daniels tract, N. 72 degrees E. 220.7 feet to Daniels' southeast corner; thence with the east boundary of said Daniels Tract, N. 0.5 degrees E. 81.1 feet to a point; thence eastwardly 20.7 feet to an iron pin and N. 0.4 degrees 30' W. 92.6 feet to an iron pin in the southerly margin of said Nawakwa Trail, now called Pawnee Trail; thence S. 14 degrees 30' E. 375 feet, more or less, to an iron pin in the northerly boundary of a 13.1 acre tract shown on said survey; thence with same, S. 75 degrees 15' W. 22.6 feet to a point; thence S. 30 degrees 55' E. 79.8 feet to a point; thence S. 72 degrees W. 200 feet to a point in the center of said Hudson Road; thence with the same, N. 30 degrees 55' W. 300 feet to the beginning, said tract being designated as Lots Nos. 1 and 2 on said survey, and a tract on said survey.

Being the same property conveyed by Quitclaim Deed to Iltene V. Noel, unmarried and Jude Laporte, married, from Iltene V. Noel, unmarried, on August 18, 2021, and recorded on August 18, 2021, in Instrument No. 20210818-0111775, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 6 day of August, 2024.

_____(SEAL) _____(SEAL)
Iltene V. Noel **Jude Laporte**

STATE OF NEW YORK)
)
COUNTY OF _____)

Personally appeared before me, a Notary Public in and for said State and County, **Iltene V. Noel**, the within named Grantor, 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 this ____ day of _____, 2024.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Jude Laporte**, the within named Grantor, 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 this 6 day of August, 2024.

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public
My commission expires: 12-1-27

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

_____
Notary Public

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My commission expires: 12-1-27

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 6th day of August, 2024.

Iltene Noel (SEAL) _____ (SEAL)

Iltene V. Noel **Jude Laporte**

HAIMWATTIE SINGH
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Nassau County
01S16089783
MY COMMISSION EXPIRES Mar. 31 2027

STATE OF NEW YORK)
)
COUNTY OF Kings)

Personally appeared before me, a Notary Public in and for said State and County, **Iltene V. Noel**, the within named Grantor, 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 this 6th day of August, 2024.

Haimwattie Singh
Notary Public
My commission expires: 03-31-2027

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, a Notary Public in and for said State and County, **Jude Laporte**, the within named Grantor, 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 this ____ day of _____, 2024.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

_____
Notary Public My commission expires: _____

202408210064238

Certificate of Authenticity

I, Joshua A. Terry, 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 8/6/2024.

Affiant Signature – Joshua A. Terry

8/21/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/21/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27