Karen Johnson Davidson County
Batch# 1182565 DEEDQC
09/17/2024 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240917-0072076

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Peter L. Rousseau, Co-Trustee Gloria J. Rousseau, Co-Trustee Peter and Gloria Rousseau Trust 438 Westview Avenue Nashville, TN 37205	same	116 15 0 030.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Peter L. Rousseau and Gloria J. Rousseau (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Peter L. Rousseau and Gloria J. Rousseau, Co-Trustees, and their successors in trust, of the Peter and Gloria Rousseau Trust dated September 11, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being part of Lot No. 1, Block 7, on the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for said County, and described as Follows:

BEGINNING at the northeast intersection of Westview Ave., formerly Westview Drive, and Glenn Eden Drive; thence with the margin of said Westview Ave., northerly 150 feet to the southwest corner of the property conveyed to Jane C. Henry, by deed in Book 4432, page 308; thence along her line, easterly 94 feet to a point in the northerly line of Lot 1, thence with the northerly Line of said Lot 1, southeasterly 88.4 feet to the northeast corner of said Lot l; thence southerly 176 feet 4 inches to a point in the northerly margin of Glenn Eden Drive; thence with the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Peter L. Rousseau and wife, Gloria J. Rousseau, by Warranty Deed from Lucina C. Belote, unmarried, dated June 14, 2002, of record at Instrument No. 20020619-0074039 in the Register's Office for Davidson County, Tennessee.

Land located in the 34th Councilmanic District of Nashville, Davidson County, Tennessee in the City of Belle Meade at the Northeast intersection of West View Avenue and Glen Eden Drive and being part of Lot 1, Block 7 on the Resubdivision of part of Royal Oaks Subdivision record in Book 547, page 167, Register's Office Davidson County, Tennessee. Bounded on the North by Henry on the East by Muller, on the south by Glen Eden Drive and on the West by West View Avenue and being described according to a Boundary Survey by Campbell, McRae and Associates Surveying Inc., 2918 Berry Hill Drive, Nashville Tennessee 37204 (John Hood TN, R.L.S. # 1838) Dated 6-13-02 as follows:

Commencing at an iron pipe (old) at the Northeast intersection of Royal Oaks Drive and Glen Eden Drive; thence N 57°39'41"W 360.02 feet to an iron pipe (old) at the corner of Lots 1 and 2 Block 7, Resubdivision of part of Royal Oaks Subdivision (Book 547, page 167, R.O.D.C., TN) said lot 2 being owned by Gerd Muller etux (Book 7650, page 482, R.O.D.C., TN.) the true point of beginning for the herein described tract of land; thence with the northerly margin of said Glen Eden Drive N56°56'37"W 100.84 feet (100 feet previous deed) to a iron pipe (old) at the northeast intersection of said Glen Eden Drive (60' R.O.W.) and West View Avenue (60' R.O.W.), thence with the easterly margin of said West View Avenue N04°20'56"E 150.00 feet to an iron rod(new) in the southerly line of the Jane C. Henry land (Book 4432, page 308 and Book 3255, page 593 R.O.D.C., TN); thence leaving said West View Avenue, with said Henry and severing said Lot 1, Block 7, S85°15'28"E 94.31 feet to an iron rod (new) in the original line of said Lot 1, Block 7; thence continuing with said Henry S57°10'00"E 88.4 feet to the Northwest corner of said Muller (said Lot 2, Block 7); thence with said Muller S32°34'45"W 176.64 feet to the point of Beginning containing 23770 Sq. Ft. or 0.55+/- acres.

Being the same property conveyed to Peter L. Rousseau and wife, Gloria J. Rousseau, for the purpose of establishing the common boundary between the property of Mrs. Jane C. Henry and Peter L. Rousseau and wife, Gloria J. Rousseau, by Quitclaim Deed from Jane C. Henry dated January 26, 2004, of record at Instrument No. 20040129-0011008, in the Register's Office for Davidson County, Tennessee, and as amended by an Affidavit of Scrivener's Error of record at Instrument No. 20060714-0085172, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deeds of record.

This is improved property known as 438 Westview Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 11th day of September, 2024.

Peter L. Rousseau, Grantor

Gloria J. Rousseau, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Peter L. Rousseau, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of September, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Gloria J. Rousseau, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of September, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Peter L. Rousseau, Affiant

Subscribed and sworn to before me this 11th day of September, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 September 11, 2024.

Andrea J Sinclair

Andrea J. Sinclair

Sept. 17, 2024

Date

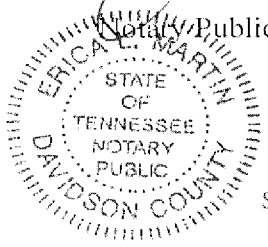
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17 day of September, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07.07.2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE