Karen Johnson Davidson County
Batch# 1199696 DEEDQC
10/31/2024 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241031-0084637

**THIS INSTRUMENT PREPARED BY:**
**Jeffrey Mobley, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4447**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Richard F. Rouquie, Jr.
Affiant

Subscribed and sworn to before me, this 29th day of October, 2024.

Notary Public

My Commission Expires: 4/2/26

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 1/2/26

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Richard F. Rouquie, Jr., Trustee<br>433 Summit Oaks Drive<br>Nashville, Tennessee 37221 | SAME | 128 16 0B 008.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that 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 sufficiency of which are hereby acknowledged, **Richard F. Rouquie, Jr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard F. Rouquie, Jr., Trustee of the Richard F. Rouquie, Jr. Living Trust, established by the Revocable Trust Agreement of Richard F. Rouquie, Jr. dated October 29, 2024**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 29th day of October, 2024.

Richard F. Rouquie, Jr.

**Richard F. Rouquie, Jr.**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard F. Rouquie, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of October, 2024.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

## EXHIBIT A

## Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 8 on the Plan of Summit Oaks, Phase One, a Planned Unit Development, as of record as Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Rouquie, Jr. by deed from Matthew S. Martin, unmarried, of record as Instrument No. 20051003-0118794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) property taxes for the current year which have been prorated and assumed by the grantee; (b) all matters appearing on the plan of record in Instrument #20020129-0011883 said Register's Office; (c) restrictive covenants of record in Instrument #20020214-0019518 said Register's Office; and (d) easement of record in Instrument #20020103-0001057, said Register's Office.

This is improved property known as 433 Summit Oaks Drive, Nashville, Tennessee 37221.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10/29/24.

10/31/24
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 31st day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

