Karen Johnson Davidson County
Batch# 1201151 DEEDQC
11/04/2024 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241104-0085578

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Michael Girgis, married** ("Grantors"), hereby remise(s), release(s), convey(s), and quit claim(s) unto **Maryline M. Boules, as her sole and separate property** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Units A and B on the Plan of Homes at 402 East Trinity Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in Declaration of Covenants, Conditions and Restrictions in Instrument No. 20221021-0114868, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Girgis, by virtue of that certain Warranty Deed dated May 25, 2022, and being of record at Instrument No. 20220527-0061937 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 31st day of **October, 2024.**

Michael Girgis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said state and county, **Michael Girgis,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **October, 2024.**

NOTARY PUBLIC Notarized online using audio-video communication

MY COMMISSION EXPIRES: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

For recording information only

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of **October, 2024.**

NOTARY PUBLIC Notarized online using audio-video communication

MY COMMISSION EXPIRES: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

PROPERTY ADDRESS:	**402 E. Trinity Lane Unit A & B** **Nashville, TN 37207**
TAX PARCEL NO.:	**071083C00100CO & 071083C00200CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Maryline M. Boules** **1241 Fallsworth Drive** **Nolensville, TN 37135**
MAIL TAX BILLS TO:	**New Owner at Owner Address**

Certificate of Authenticity

I, Holly A. Mason, 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 ~~November~~ October 31, 2024.

Affiant Signature

11/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026