Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Daniel T. and Lisa J. Rousseau
Address: 1822 Tammany Dr.
Nashville
State: TN Zip Code: 37216

Tax Parcel ID #: 072-16-0A-002.00-CO

Karen Johnson Davidson County
Batch# 1202146 DEEDQC
11/06/2024 07:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086039

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Daniel T. and Lisa J. Rousseau, a married couple, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim Daniel Thomas Rousseau and Lisa Janine Rousseau, Trustees of the Daniel T. and Lisa J. Rousseau Revocable Living Trust dated October 17, 2024, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:
Legal Description Insert:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1820-B of Tammany Court Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Tammany Court Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20110729-0058359, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements; rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Brad Shultz and Lindsay Shultz, husband and wife by Warranty deed from William Yancy Lovelace, a married person of record in Instrument No. 20130628-0066820 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on June 28, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable:

This is improved property known as 1822 Tammany Dr., Nashville, TN 37216

Being same property conveyed in Instrument 20190927-0098389

Grantor's Signature

Grantor's Signature

Lisa Janine Rousseau
Grantor's Name

Daniel Thomas Rousseau
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Janine Rousseau and Daniel Thomas Rousseau whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of October, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 17th day of October, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 10/17/24 (date of document).

Affiant Signature

10/17/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL
JOAN R. TYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027