PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1212866 DEEDQC
12/05/2024 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241205-0094561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Rossana Raucoules

Subscribed and sworn before me, this the 5 day of ~~November~~ December, 2024.

Notary Public: Emily Lane

My Commission Expires:

EMILY LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

ADDRESS OF NEW OWNER:
Bellecour Southgate LLC
1454 Governors Ridge Court
Franklin, TN 37064

SEND TAX BILLS TO:
Same

MAP/PARCEL:
105-11-1O-042.00-CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Vincent Raucoules and Rossana S. Raucoules, a married couple**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Bellecour Southgate LLC, A Tennessee limited liability company**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Being a certain condominium apartment situated within Davidson County, Tennessee, being Unit No. 42, together with the appurtenant interest in the common elements of Southgate Commons Condominiums, a Condominium Development, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200427-0043800, as amended in Instrument No. 20200513-0049627, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on Exhibit D Site Plan/Plat Exhibits of Declaration of Covenants, Conditions and Restrictions, as amended.

Being the same property conveyed to Vincent Raucoules and Rossana S. Raucoules, a married couple, by Warranty Deed from Southgate Commons, LLC, a Tennessee limited liability company, of record in Instrument No. 20241119-0089640, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 542 Southgate Avenue #220, Nashville, TN 37203.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this ___ day of November, 2024.

Vincent Raucoules

Rossana S. Raucoules

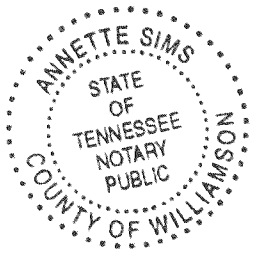
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Vincent Raucoules and Rossana S. Raucoules**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of November, 2024.

Notary Public

My Commission Expires: 4.27.27



Tennessee Certification of Electronic Document

I, Emily Lane, 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 27, 2024 (date of document).

Emily Lane
Affiant Signature

December 5, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: September 9, 2026

NOTARY'S SEAL

