Karen Johnson Davidson County
Batch# 1235271 DEEDQC
02/07/2025 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250207-0009502

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Paul Andre Horace and Doreen A. Ushry, Co-Trustees of The Horace Family Revocable Living Trust	SAME	087 10 0A 008.00
120 Aarons Cress Blvd		
Hermitage, TN 37076		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **PAUL HORACE AND WIFE, DOREEN HORACE**, do hereby convey to **PAUL ANDRE HORACE and DOREEN A. USHRY, Co-Trustees of THE HORACE FAMILY REVOCABLE LIVING TRUST dated February 5, 2025**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 108, Aarons Cress, Phase 1-A, a cluster lot development, of record in Plat Instrument Number 20061219-0156396, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul Horace and wife, Doreen Horace, by Warranty Deed from Elfreida P. Nowak, Trustee of Elfreida P. Nowak Trust dated October 27, 2015, of record in Instrument 20151102-0111098, Register's Office for Davidson County, Tennessee.

Doreen Horace and Doreen A. Ushry are one and the same person.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20060131-0012116, and amended in Instrument 20130123-0007564, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the Plan of record in Plat Instrument Number 20061219-0156396, said Register's Office; (2) Sewer Easement of record in Book 11643, Page 669, 672, and 675 and Book 6909, Page 812, said Register's Office; (3) Right of Way for Ingress & Egress of record in Book 3816, Page 688; Book 5052, Page 201; and Book 6284, Page 260, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20060517-0058051, said Register's Office; (5) Sign Easement of record in Instrument 20070514-0057523, said Register's Office.

This is improved property known as 120 Aarons Cress Blvd., Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of February, 2025.

PAUL ANDRE HORACE

DOREEN HORACE (also known as DOREEN A. USHRY)

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL HORACE** and **DOREEN HORACE (ALSO KNOWN AS DOREEN A. USHRY)**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 5th day of February, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Doreen A. Ushry
Affiant

Sworn to and subscribed before me this
5th day of February, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 February 5, 2025.

February 7, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of February, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

