Karen Johnson Davidson County
Batch# 1243948 DEEDQC
03/06/2025 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250306-0016934

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 3rd day of March, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of March, 2025, among:

BRUCE E. LEMAY, A WIDOWER,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRUCE LEMAY, TRUSTEE OF THE LEMAY LIVING TRUST DATED MARCH 3, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, BEING Lot No. 5 on the Plan of Poplar Creek Estates, Phase III, Section "A" Subdivision, of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bruce E. Lemay and wife, Linda J. Lemay by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson dated November 7, 1995, and recorded November 15, 1995, in Book 9860, pages 415 - 417, in the Register's Office for Davidson County, Tennessee. Mrs. Linda J. Lemay having passed away on December 27, 2024, with Bruce E. Lemay receiving her full share.

This improved property is situated at 7156 Forrest Oaks Drive, Nashville, TN 37221.

THIS DEED has been prepared solely upon information furnished by **Bruce E. Lemay.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

BRUCE E. LEMAY

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Bruce E. Lemay**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Bruce Lemay, Trustee
Lemay Living Trust dated March 3, 2025
7156 Forrest Oaks Drive
Nashville, TN 37221

Responsible Party For Taxes:

Bruce Lemay, Trustee
Lemay Living Trust dated March 3, 2025
7156 Forrest Oaks Drive
Nashville, TN 37221

Tax Map and Parcel: 155 07 0A 003.00

Certificate of Authenticity

I, Trent Linville, 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 3-3-25.

Date

T Linville

Affiant Signature

3-3-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 3rd day of March, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

