QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-28-2028

JM-C-25-5826

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jacob Andrew Bougere, unmarried and Alissa Green, as tenants in common with right of survivorship	**Same As New Owner**	
(NAME)	(NAME)	**091-10-0-052.00**
5826 Leslie Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB ANDREW BOUGERE, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JACOB ANDREW BOUGERE, UNMARRIED AND ALISSA GREEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 57 on the Subdivision of Lot Nos. 39 and 40, in the Division of the B F. Cockrill Farm, a Plan of which is of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Madison Marie Houser and Dawson Owen Houser, wife and husband by Warranty Deed from Garrett Tanner Hicklin and Elizabeth Hicklin, husband and wife of record in Instrument No. 20230309-0017186 Register's Office for Davidson County, Tennessee, dated March 07, 2023 and recorded on March 09, 2023.

Further being the same property conveyed to Jacob Andrew Bougere, unmarried by Warranty Deed from Madison Marie Houser and Dawson Owen Houser, wife and husband of record in Instrument No 20250320-0020183, Register's Office for Davidson County, Tennessee, dated March 14, 2025 and recorded on 3/20/25

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as. **5826 Leslie Ave, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch # 1248692 DEEDQC
03/20/2025 02 40 02 PM 2 pgs
Fees $12 00 Taxes $0 00

20250320-0020772

Witness my/our hand(s) this the 14 day of March, 2025

Jacob Andrew Bougere

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14 day of March, 2025

Notary Public
My Commission Expires. _____
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028