QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10 00

Patricia Lee LaCroix
Affiant

Subscribed and sworn to before me, this the 7th day of May, 2025

Notary

My Commission Expires 9-28-26

Karen Johnson
Batch # 1270840
05/08/2025 01 33 58 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250508-0036183

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owners	Send Tax Bills to	Parcel ID No
Monnie and Patricia LaCroix 5219 John Hager Rd. Hermitage, Tennessee 37076	SAME	Map 98 Parcel 72

THIS INSTRUMENT made and entered into on this the 7th day of May, 2025, by and between MONNIE T. LACROIX and PATRICIA LACROIX, wife, ("Grantors") as Tenants by the Entirety, and THE REVOCABLE LIVING TRUST OF MONNIE THOMAS AND PATRICIA LEE LACROIX, dated April 11, 2025 ("Grantees"):

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transform, release, relinquish, and quitclaims unto Grantee, all Grantors's right, title, and interest in and to the real property in the State of Tennessee, the following described real property located in Davidson County, and incorporated herein by reference:

> BEING a certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, as described in Book 3904, page 513, Register's Office, Davidson County, Tennessee, and further described according to a survey by John Kohl, dated January 16, 1979, as follows:
>
> BEGINNING at a point in the center of John Hagar Road; thence S 83 degrees 49 minutes E, 200 feet to a point; thence South 998 feet to a point; thence N 81 degrees 30 minutes W, 200 feet to a point; thence NO degrees 07 minutes W, 989.5 feet to a point in the center of John Hagar Road, which is the point of beginning.
>
> BEING the same property conveyed to Monnie T. LaCroix by deed of record in Book 5387, page 721, said Register's Office.

BEING the same property conveyed to Monnie T. LaCroix and Patricia LaCroix, wife, as tenants by the entirety, by Monnie T. LaCroix by Quit Claim deed, of record in Book 5428, Page 751, Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY
This is improved property known as: 5219 John Hager Rd., Hermitage, Nashville, TN 37076.

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.

The Grantors makes no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property This document has been prepared based upon information furnished to the preparer and without conducting a title search It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 7th day of May, 2025.

MONNIE THOMAS LACROIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Monnie Thomas LaCroix**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this, the 7th day of May, 2025.

Notary Public

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9-28-26

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 7th day of May, 2025.

PATRICIA LEE LACROIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Lee LaCroix**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this, the 7th day of May, 2025.

Notary Public

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9-28-26