Karen Johnson Davidson County
Batch# 1285418 DEEDQC
06/17/2025 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250617-0047721

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Catherine Drolet 1013 Montrose Avenue Nashville, TN 37204	Mary Catherine Drolet 1013 Montrose Avenue Nashville, TN 37204	118 01 0 206.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DROLET CONSULTING LLC, an Illinois limited liability company (the "Grantor"), hereby quitclaims and conveys to MARY CATHERINE DROLET, all of its interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 160.1 feet on the westerly line with the easterly margin of 11th Avenue, South, formerly Preston Street, and runs back 161.5 feet on the easterly line to an alley measuring 50 feet thereon.

Being the same propety conveyed by deed of record as Instrument #20250421-0029908, Register's Office for Davidson County, Tennessee.

Being property known as 1013 Montrose Avenue, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17 day of June, 2025.

DROLET CONSULTING LLC

By: _____
Mary Drolet, Manager and Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Mary Drolet, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager and Member of Drolet Consulting LLC, an Illinois limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on its behalf.

WITNESS my hand, at office, this 17 day of June, 2025.

_____
Notary Public

My Commission Expires: May 8, 2029

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

_____
Affiant

Subscribed and sworn to before me, this 17 day of June, 2025.

_____
Notary Public
My Commission Expires: May 8, 2029

JENNIFER LEAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2029

47515872.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jun 17, 2025 (date of document).

Affiant Signature

06/17/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026