Karen Johnson Davidson County
Batch# 1301716 DEEDQC
07/24/2025 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250724-0058429

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
David M. Thibodeau, Co-Trustee Jean A. Thibodeau, , Co-Trustee David and Jean Thibodeau Trust 718 Greeley Drive Nashville, TN 37205	same	126 15 0A 096.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David M. Thibodeau and Jean A. Thibodeau (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest, being an undivided two-thirds (2/3) tenancy by the entirety interest, in and to the following described property to David M. Thibodeau and Jean A. Thibodeau, and their successors in trust, as Trustee of the David and Jean Thibodeau Trust dated July 23, 2025, a Tennessee tenants by the entirety trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Two, None Trace at Biltmore, of record in Plat Bok 9700, Pages 316 and 317 and Surveyors Certificate of Correction recorded in Book 10995, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to David M. Thibodeau and wife, Jean A. Thibodeau, by Warranty Deed from Justin Andrew Pendergrass, a married man of record in Instrument No. 20170505-0044648, in the Register's Office for Davidson County, Tennessee. The said David M. Thibodeau and wife, Jean A. Thibodeau, conveyed a one-third (1/3) undivided interest in said property to Molly R. Thibodeau fka Molly T. Carpenter, by Quitclaim Deed dated November 6, 2017, of record in Instrument No. 20171107-0114589.

The legal description is the same as the previous deed of record.

This is improved property known as 7737 Daniel Trace, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest the title to the Grantee's two-thirds (2/3) interest in the Property in the name of the David and Jean Thibodeau Trust dated July 23, 2025, a Tennessee tenants by the entirety trust, pursuant to T.C.A §35-15-510.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 23rd day of July, 2025.

David M. Thibodeau, Grantor

Jean A. Thibodeau, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David M. Thibodeau, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of July, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jean A. Thibodeau, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of July, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

David M. Thibodeau

David M. Thibodeau, Affiant

Subscribed and sworn to before me this 23rd day of July, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 July 23, 2025.

Carolyn S. Wenzel

July 23, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary Public

My Commission Expires: 5/8/29

