Karen Johnson Davidson County
Batch# 1301716 DEEDQC
07/24/2025 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250724-0058430

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	115 04 0 051.00

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 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:

Being Lot No. 210 on the Plan of Hillwood Estates, Section X, as of record in Book 2331, Pages 95 and 96, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Greeley Drive, at the corner of Lots 209 and 210; thence with the line between said lots, northeasterly 237 feet to the corner of Lot 211; thence with the line between Lots 210 and 211, northwesterly 217.5 feet to the southerly margin of Georgetown Road; thence with the margin of the same, southwesterly 215.15 feet to the beginning of a curve; thence around said curve, southerly 38.9 feet to the northeasterly margin of Greeley Drive; thence with the margin of the same, southeasterly 214.87 feet to the point of beginning.

Being the same property conveyed to David M. Thibodeau and wife, Jean A. Thibodeau, by Deed from Larimore Burton, Jr. and wife, Carolyn T. Burton, of record in Book 5278, page 750, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 718 Greeley Drive, Nashville, Tennessee 37205.

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 title to the Property in the name of the David and Jean Thibodeau Trust dated July23, 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 13, 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 13, 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

