Certified, Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me on the 31st day of July, 2025.

Notary Public

My Commission Expires:

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Karen Johnson Davidson County
Batch# 1306535 DEEDQC
08/07/2025 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250807-0062602

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Valerie St. Marie, **Trustee of the Valerie St. Marie Trust,** **dated May 27, 2010** **1915 Lombardy Avenue, Unit A** **Nashville, Tennessee 37215**	**Same**	**117-07-2B-001.00CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged Valerie St. Marie, hereinafter referred to as "Grantor", do hereby remise, release and forever quitclaim unto Valerie St. Marie, Trustee and their successors in trust of the Valerie St. Marie Trust, dated May 27, 2010, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Unit 102, in Building One, as shown on Exhibit D of the Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20190206-0011432, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed by Warranty Deed to Valerie St. Marie and Robert St. Marie, dated March 31, 2020, and under Instrument No. 20200403-0035960, Register of Deeds Office Davidson County, Tennessee. Robert St. Marie, now deceased, died on June 10, 2024, in Davidson County, Tennessee, as evidenced by Certificate of Death issued by the Tennessee Department of Health, State File No. 2024 049201, dated August 13, 2024, and recorded or to be recorded in the Register of Deeds for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 7477 Highway 70 South, Unit 102, Nashville, Tennessee 37221. The 2024 Davidson County and City property taxes were prorated and will be assumed by the Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

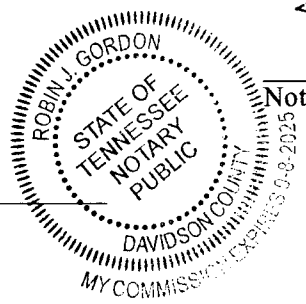
IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 3rd day of July, 2025.

Valerie St. Marie, Grantor

State of Tennessee)
County of Willaimson)

On this 3rd day of July, 2025, before me personally appeared Valerie St. Marie, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 3rd day of July, 2025.



Notary's Signature

Seal

My commission expires: _____

Certificate of Authenticity

I, Robin J Gomon, 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 exact copy of the original document executed and authenticated according to law on 7/25/25.
Date

Affiant Signature

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 Day of July, 2025.

Notary Signature

My Commission Expires: 7/31/28
Notary Seal (if on paper)

