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 3rd 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# 1306536 DEEDQC
08/07/2025 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250807-0062603

ADDRESS OF NEW OWNER:
Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustees of the WJS Family Trust, dated January 3, 2024
1915 Lombardy Avenue, Unit A
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
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 twenty percent interest (20%) unto Seth Ryan Seaton and Jacyln Campbell Seaton, Trustees and their successors in trust of the WJS Family Trust, dated January 3, 2024, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Lombardy Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190321-0025840, 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 the same property conveyed by Warranty Deed to Jaclyn Campbell Seaton, Seth Seaton, and Valerie St. Marie, dated December 23, 2020, and under Instrument No. 20201229-0154079, Register of Deeds Office 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 1915 Lombardy Avenue, Unit A, Nashville, Tennessee 37215. 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

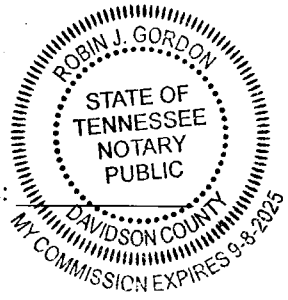
State of Tennessee)
County of Willaimson)

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 Gosser, 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: 7/3/25
Notary Seal (if on paper)

