Prepared By:
Zachary R Monnet
020 N 7th Street
Nashville, TN 37207

Karen Johnson
Batch # 1321032
09/11/2025 11 49 38 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250911-0072699

QUITCLAIM DEED

Tax Parcel ID Number: 082-04-149

THIS QUITCLAIM DEED (the "Deed") is made and entered into this 8 day of Sept., 2025, by and between.

Grantors:

Robert D. Monnet, whose address is 15808 Lacebark Lane, Edmond, OK 73013, and

Debra S. Monnet, whose address is 15808 Lacebark Lane, Edmond, OK 73013,

(collectively, the "Grantors"); **and**

Grantee:

Zachary R. Monnet, whose address is 1020 N 7th Street, Nashville, TN 37207

(the "Grantee").

Source of Title: 20111118-0090613

RECITALS

WHEREAS, the Grantors and the Grantee currently hold title to the real property as described and defined below as joint tenants with rights of survivorship;

WHEREAS, the Grantors desire to transfer and convey any and all of their respective interests in the property to the Grantee, thereby terminating the joint tenancy with rights of survivorship and vesting full ownership of the property in the Grantee,

NOW, THEREFORE, for and in consideration of the sum of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby remise, release, and forever quitclaim unto the Grantee, all of the Grantors' right, title, and interest in and to the following described real property located in the County of Davidson, State of Tennessee (the "Property").

LEGAL DESCRIPTION OF PROPERTY

The improved property known as 1020 N. 7th Street, Nashville, TN 37207 in Davidson County, Tennessee, being Lot 24, SUBDIVISION OF MCFERRIN LANDS, WILLS, SHARPE, AND CRUTCHER ADDITION, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office in Davidson County, Tennessee.

CONVEYANCE TERMS

1) **Transfer of Interest:** The Grantors hereby convey, transfer, and quitclaim and all of their respective rights, title, and interest in and to the Property to the Grantee, including any and all rights of survivorship previously held by the Grantors.

2) **Resulting Ownership:** Upon execution and delivery of this Deed, the Grantee shall hold full and undivided ownership of the Property in fee simple absolute, free and clear of any joint tenancy or survivorship rights previously held by the Grantors, or any resulting common tenancy held by Grantors through the severance of the joint tenancy.

3) **No Warranties:** This conveyance is a quitclaim and made entirely without any warranties of title, express or implied, and the Grantors make no representations as to the condition or marketability of the title to the Property.

(signature page to follow)

ACKNOWLEDGMENT AND EXECUTION

IN WITNESS WHEREOF, the Grantors have executed and delivered this Quitclaim Deed to Grantee as of the date first written above.

Grantors:

By: Robert D Monnet

Name: Robert D. Monnet

By: Debra S. Monnet

Name: Debra S. Monnet

Grantee (Acknowledgment of Receipt):

By: Zachary R Monnet

Name: Zachary R. Monnet

NOTARY ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

On this 8th day of September, 2025, before me, Carie Lewis-Cox, a Notary Public in and for the State of Oklahoma, personally appeared:

1. Robert D. Monnet, and
2. Debra S. Monnet

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal.

By: Carie Lewis-Cox

Name: Carie Lewis-Cox

Notary Public, State of Oklahoma

CARIE LEWIS-COX NOTARY # 09000137 EXP. 12/31/26 PUBLIC STATE OF OKLAHOMA

My Commission Expires: 12/31/2028

RECORDING INFORMATION

This instrument is to be recorded in the Office of the Register of Deeds for Davidson, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
11 Day of September, 2025.
_____, Deputy Register

NOTES AND CONSIDERATIONS (*For Personal Use*)

1. **Legal Description:** Ensure the legal description of the property is accurate and matches the most recent deed or title document. Errors in the legal description can result in rejection by the Register of Deeds or legal disputes.
2. **Acknowledgment:** Tennessee law requires deeds to be acknowledged before a notary public to be valid for recording. This may be done in a different state according to the acknowledgment rules of that state.
3. **Recording:** The deed must be recorded in the county where the property is located to provide notice to third parties and perfect the transfer of ownership.
4. **Tax Parcel ID:** Include the tax parcel identification number to comply with Tennessee recording requirements.
5. **Consideration Clause:** The nominal consideration of $10.00 is standard for quitclaim deeds but can be adjusted if necessary.