Karen Johnson Davidson County
Batch# 1404730 DEEDQC
04/13/2026 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029758

Tax Liability & Owner:
Matthew Thomas Deleau et ux
Lindsay Weems Deleau
420B Rosebank Avenue
Nashville, Tennessee 37206

This instrument prepared by:
Patrick Swanson, Attorney
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map & Parcel 083-04-3D-002.00-CO

This instrument prepared from information provided by the parties and without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MATTHEW THOMAS DELEAU and wife, LINDSAY WEEMS DELEAU f/k/a LINDSAY ROSE WEEMS, do hereby convey and quitclaim unto, MATTHEW THOMAS DELEAU and wife, LINDSAY WEEMS DELEAU, as Co-Trustees of THE DELEAU FAMILY REVOCABLE TRUST, dated March 6, 2026, their successors and assigns, all of their right, title, and interest, in and to the following described real estate located in the County of Davidson, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. B of the Plan of Homes at 420 Rosebank Ave Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 420 Rosebank Ave Townhomes, as set forth in Exhibit "A" of record in Instrument No. 2018517-0047494, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> And being a portion of the same property conveyed to Matthew Thomas Deleau and wife Lindsay Weems Deleau, by Warranty Deed from Bethesda Construction, LLC, a Tennessee Limited Liability Company, dated April 11, 2022, and recorded on April 20, 2022, at 09:51:30 A.M. Batch# 842469, Register's Office of Davidson County, Tennessee.
>
> This conveyance is also subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities, including, but not limited to a Joint Driveway Easement of record as Instrument No. 20220406-0040037, Register's Office of Davidson County, Tennessee.

WITNESS our hands, this the 11th day of ~~March~~ April, 2026.

Matthew Thomas Deleau

Lindsay Weems Deleau

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MATTHEW THOMAS DELEAU and wife, LINDSAY WEEMS DELEAU, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of ~~March~~ April, 2026.

PATRICK J SWANSON STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: July 12, 2028

STATE OF TENNESSEE, COUNTY OF Coffee;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 11th day of ~~March~~ April, 2026.

PATRICK J SWANSON STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: July 12, 2028.

I, Shawn C. Trail, 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 and exact copy of the original document executed and authenticated according to law on April 13th, 2026.

04-13-26
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 13th day of April 2026

IVY WOMACK JERNIGAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public

My Commission Expires: October 20, 2029