Karen Johnson Davidson County
Batch# 1411476 DEEDQC
04/24/2026 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260424-0035546

AFTER RECORDING RETURN TO:
Cody L. Larriviere
109 Fern Avenue
Nashville, TN 37207
File No. H-311232-SFB

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 071 140 401.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 20th day of April, 2026, by and between **Cody L. Larriviere, a married man who acquired title as a single man, joined by spouse, Jessica Marie Salley,** residing at 109 Fern Avenue, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Cody L. Larriviere, a married man,** residing at 109 Fern Avenue, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 109 Fern Avenue, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 6/23/2020 under Instrument No. 20200623-0067730 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Cody L. Larriviere

Jessica Marie Salley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Cody L. Larriviere and Jessica Marie Salley**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN Davidson County, this 20th day of April, 2026.

Notary Public

My Commission Expires May 8, 2029

My Commission expires: _____

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Cody Larriviere Jessica Marie Salley

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 20th day of April, 2026

Notary Public
My Commission Expires: My Commission Expires May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Cody L. Larriviere and Jessica Marie Salley
109 Fern Avenue
Nashville, TN 37207

Name and address of property owner:

Cody L. Larriviere and Jessica Marie Salley
109 Fern Avenue
Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Elana Lahoud, 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 20, 2026 (date of document).

Elana Lahoud
Affiant Signature

4/20/26
Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 20 day of April, 2026.

Notary Public
My Commission Expires: 02-26-30

ALEXIS ABRAMS
Notary Public, State of Rhode Island
My Commission Expires FEB. 26, 2030

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF 107 FERN AVENUE OF RECORD IN PLAT AT INSTRUMENT NO. 20140319-0022689, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel ID: 071 140 401.00

Property commonly known as: 109 Fern Avenue, Nashville, TN 37207