Karen Johnson
Batch # 1431135
06/09/2026 03:58:55 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260609-0052293

Prepared by:
MARIANNA D. LANOUE
615-979-7247
Address:
2161 TINNIN RD., GOODLETTSVILLE, TN, 37072

After recording return to

TENNESSEE QUITCLAIM DEED

I/we hereby quitclaim to the Grantee all right, title, and interest I/we may have in the real property described below, for the consideration stated and without covenants of title.

Date of transfer	Consideration ($)	County where property lies	Parcel / Map No.
06/03/2025	$0.00	DAVIDSON	00700011300

Grantor(s) full legal name(s) : KARIM (NMN) TOUDJI

Grantee(s) full legal name(s) \: MARIANNA D. LANOUE

Legal description / property address

Land in Davidson County, Tennessee described according to a survey by Wayne s Cooper SR (surveyor) on March 8, 1973 clearly described as follows: Beginning at a point 500 feet West of Tinnin road and in the center line of church camp Rd., and common corner with property retained by Bowman; thence following the center of Church camp Rd. South 85° thirty feet west, 85° thirty feet West, 97.4 feet to a point; N 80° W 101.5 feet to a point, N 63° W 123 feet to a point, N 47° W 220.5 feet to a point. Thence leaving church camp Rd north 4° thirty feet West 80.5 feet to a point; thence N 74° 30 feet E 248 feet to a point; thence S 80° thirty feet E 136 feet to a point; thence N 74 degrees 30 feet E 248 feet to a point; thence S 80° thirty feet E 136 feet to a point; thence S 49 degrees 15 feet E 100 feet to a point; thence S 7° 45 feet east 111.7 feet to a point; thence S 6° 45 feet E 155 feet to a point, & and containing 4.0 acres more or less. Grantor also conveys all rights title and interest in and to church camp Rd. leading to Tinnin Rd.

Being the SAME property conveyed TO MARIANNA D LANOUE & KARIM TOUDJI by Deed Of Trust recorded under Instrument No. 2021 0322 0036 951 in the Register's Office of DAVIDSON COUNTY, Tennessee. This property is improved property known as 2161 A and 2161 B Tinnin Rd. Rd. Goodlettsville TN 37072

Source / derivation (prior deed, instrument number, court decree, or will):

Instrument No. 2021 0322 0036 951, Parcel ID: 00700011300

Grantor signature(s)

Grantor signature	Grantee signature
Printed name: **KARIM TOUDJI**	Printed name: **MARIANNA D LANOUE**

Acknowledgment

State of Tennessee, County of Davidson. Before me, the undersigned Notary Public, personally appeared the above-named grantor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such grantor(s) executed the foregoing instrument for the purposes therein contained.

Date acknowledged: 06/08/2026 Notary Public: Judy C Magill

Commission expires: May 03, 2027

JUDY C MAGILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

This conveyance is made subject to the real estate taxes for the current year which have been prorated.

TAL

and assumed by the grantee and any such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the registrar's office for Davidson County Tennessee. Tax Bills shall be thew responsibility of Grantee Marianna D. LaNoue,, 2161 Tinnin Rd., Goodletsville, TN, 37072

Marianna LaNoue

Dated: 06/08/2026

STATE OF Tennessee
COUNTY OF Davidson

SWORN TO and Subscribed before me by Marianna Lanoue
on this 08 day of June 2026

Judy C Magill
Notary Public Signature

JUDY C MAGILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

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
9 **Day of** June, 2026.

J. Rivera, **Deputy Register**