Karen Johnson Davidson County
Batch# 1443099 DEEDQC
07/07/2026 04:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260707-0061311

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The 2508 Ennis Road Land Trust 2508 Ennis Road Nashville, TN 37210	SAME	119-7-63

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 6th day of July, 2026, between Ramona Sue Vaillancourt, a resident of Davidson County, Tennessee ("Grantor"), and Ramona Sue Vaillancourt, Trustee, her successors in trust, under THE 2508 ENNIS ROAD LAND TRUST dated the 6th day of July, 2026, and any amendments thereto ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Section Two, Laurel Acres, of record in Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ramona S. Ballew, unmarried, by Warranty Deed from Bruce E. Radek, married, of record in Book 11201, page 116, Register's Office for Davidson County, Tennessee. Ramona S. Ballew has since changed her name to Ramona Sue Vaillancourt.

This is improved property known as: **2508 Ennis Rd., Nashville, TN 37210.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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 said Grantor has hereunto set her hand and seal the day and year first above written.

Ramona Vaillancourt (L.S.)
Ramona Sue Vaillancourt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Ramona Sue Vaillancourt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 6th day of July, 2026.

Notary Public
My Commission Expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Affiant/Grantee

Subscribed and sworn to before me this 6th day of July, 2026.

Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 6, 2026.

July 7, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 7 day of July, 2026.

Notary Public:

My Commission Expires: 11-18-2029