Karen Johnson Davidson County
Batch# 1466615 DEEDQC
09/01/2026 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080773

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ - New York
COUNTY OF ~~DAVIDSON~~ -- Clinton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/26/2027

(AFFIX SEAL)

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/26/2027

WG-QCD-26-5702A

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne Camille Duplechain Lawrence and Hunter Lawrence, wife and husband	**Same as new owner**	
(NAME)	(NAME)	**091-06-0-254.00**
5702A Tennessee Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. KEVIN DUPLECHAIN AND DEBORAH MILLER DUPLECHAIN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ANNE CAMILLE DUPLECHAIN LAWRENCE AND HUNTER LAWRENCE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1605 of Block 14, Plan No. 2 of West Nashville Tennessee of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Lot No. 1605 of Block 14, Plan No. 2 of West Nashville Tennessee of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Kevin Duplechain and Deborah Miller Duplechain, husband and wife by Warranty Deed from George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife of record in Instrument No. 20211203-0160933, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as: **5702A Tennessee Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 21st day of August, 2026.

J. Kevin Duplechain

Deborah Miller Duplechain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. KEVIN DUPLECHAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the **21st day of August, 2026.**

Notary Public
My Commission Expires: Upon My Death
(SEAL)

SHANNON HEBERT - NOTARY ID NO. 78623 LA
NOTARY PUBLIC
LAFAYETTE PARISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH MILLER DUPLECHAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the **21st day of August, 2026.**

Notary Public
My Commission Expires: Upon My Death
(SEAL)

SHANNON HEBERT - NOTARY ID NO. 78623 LA
NOTARY PUBLIC
LAFAYETTE PARISH

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/21/2026 and 8/26/2026** (date of document).

Affiant Signature

Date **8/26/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **26** day of **August**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027