**NEW OWNER:**
**GALE LARINE LAROCHE**
**1224 CHICKADEE CIRCLE**
**HERMITAGE, TN 37076**

**SEND TAX BILLS TO:**
New owner

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 19-1566**

**Map & Parcel**
**098060B027.00**

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 321281 DEEDWARR
11/27/2019 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20191127-0122798

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MAMIE B. HASSELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID E. HASSELL and MAMIE B. HASSELL and LORI HASSELL, GUARDIAN OF JUDE HASSELL,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **GALE LARINE LAROCHE and RONALD NORMAN LAROCHE, SR., wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit B of Lot 55D, on the Plan of Phase 1, Section "A", Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat specific reference is hereby made for a complete description thereof.

Being the same property conveyed to DAVID E. HASSELL, a divorced man by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated October 19, 2012, and of record in Instrument No.

20121105-0101418, Register's Office for DAVIDSON County, Tennessee. David E. Hassell a/k/a David Eugene Hassell is now deceased, having died intestate on November 7, 2018. For further reference to title, see the Estate of David Eugene Hassell and Court Order, of record in Case No. 18P1938, in the Seventh Circuit Court for the Twelfth Judicial District State of Tennessee/Metropolitan Nashville- Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1224 CHICKADEE CIRCLE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 25th day of November, 2019.

ESTATE OF DAVID E. HASSELL

Mamie B. Hassell, Personal Representative

BY: MAMIE B. HASSELL,
PERSONAL REPRESENTATIVE

Mamie B. Hassell

MAMIE B. HASSELL

Lori Hassell, guardian of Jude Hassell

LORI HASSELL, GUARDIAN OF JUDE HASSELL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MAMIE B. HASSELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID E. HASSELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MAMIE B. HASSELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LORI HASSELL, GUARDIAN OF JUDE HASSELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

**********

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.**

Kelsey Wells
AFFIANT

Sworn to and subscribed to before me this 25th day of November, 2019.

NOTARY PUBLIC

My commission expires: 10/29/2023

AMY T. NEW NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~11/10/2019~~ ATN
10/29/2023

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN