19-CD-759

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9th day of January, A.D., 20 20, by and between

Fabien V. Chevrier and Stacie J. Chevrier husband and wife

First Parties, and

Michelle Elida ODroske, a single woman

Second Parties,

Karen Johnson Davidson County
Batch# 341380 **DEEDWARR**
01/10/2020 09:22:44 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20200110-0003542

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section One* Phase One, (2C) Indian Creek Estates, RS-10 Subdivision- Cluster Lot Option of record in Instrument Number 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fabien V. Chevrier and Stacie J. Chevrier, husband and wife by Deed dated July 7, 2015 from Timothy John Munsell and Sarah P. Munsell, husband and wife, recorded July 10, 2015, in Instrument Number 20150710-0067127, in the Official Records of Davidson County, Tennessee.

OWNER:
Michelle Elida ODroske
7444 Stecoah Street
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
New Owner

CLT # 181-03-0A-277.00-CO

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× F. CHEVRIER
Fabien V. Chevrier

× Stacie J. Chevrier
Stacie J. Chevrier

✓STATE OF Tennessee

✓COUNTY OF Rutherford

Personally appeared before me, Fabien V. Chevrier and Stacie J. Chevrier husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of OCTOBER, 2019.

✓ Chandra Chisom
Notary Public

Chandra Chisom
State of Tennessee Notary Public
Rutherford County
My Commission Expires May 19, 2020

My Commission Expires: ✓ May 19, 2020

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 329,000.00.

Leslie McCallum
Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 9th day of January, 2020.

Gail Dornan
Signature of Notary Public

Notary Seal

Printed Name of Notary

Commission Expiration

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023