Karen Johnson Davidson County
Batch# 559706 DEEDWARR
01/25/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210125-0010321

WARRANTY DEED

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of January 2021.

Notary Public

MY COMMISSION EXPIRES: 11.24.2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aneesh Kappadan	Aneesh Kappadan	171030B12200CO
(NAME) 641 Old Hickory Blvd, Unit 309	(NAME) 213 Brushy Creek Lane	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, we **Gilles Mercier and wife, Joanne Gauthier,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Aneesh Kappadan, married,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 38 as shown on the plan of Revision One, Phase One, Section Three, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 534, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Gilles Mercier and wife, Joanne Gauthier by Warranty Deed from Michael R. Kauffman and wife, Shearon M. Kauffman, dated 12/06/2002 and recorded 12/26/2002, of record in Instrument 200212260158338, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 641 Old Hickory Blvd, Unit 309, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 12th day of January 2021.

Gilles Mercier by Donald R. Barrett, Jr., his Attorney-in-Fact

Joanne Gauthier by Donald R. Barrett, Jr., her Attorney-in-Fact

State of Tennessee
County of Williamson

On this 12th day of January, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donald R. Barrett, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Gilles Mercier and Joanne Gauthie and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf.

Witness my hand and Official seal this 12 day of January, 2021.

Notary Public:
My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

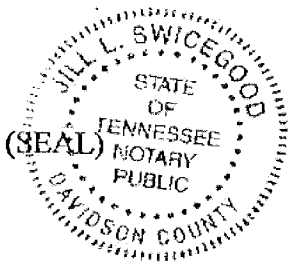
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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