Karen Johnson Davidson County
Batch# 597636 DEEDWARR
03/22/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210322-0037754

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-11092-SM

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 19th day of March, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elissa J. Charbonneau and Edward A. Charbonneau 549 Elaine Drive Nashville, TN 37211	Same as new owner	133-13-0-145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cynthia L. Ryan, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elissa J. Charbonneau and Edward A. Charbonneau, wife and husband**, hereinafter called the Grantees, their heirs and 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 Lot No. 124 on the Plan of Abbay Hall, Section I of record in Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 124 fronts 74.0 feet on the southerly margin of Elaine Drive and extends back 183.6 feet on the easterly line and 182.9 feet on the westerly line to a dead line in the rear, measuring 74.0 feet thereon.

Being the same property conveyed to Cynthia L. Ryan, a single woman, by Quitclaim Deed from Belinda J. Kolb, dba Pine-Fly, LLC, of record in Instrument No. 20170215-0015532, Register's Office for Davidson County, Tennessee, dated January 25, 2017 and recorded on February 15, 2017, as amended by Instrument of Correction of Quitclaim Deed, of record in Instrument No 202103220037753;aid Register's Office; and further being the same property conveyed to Belinda J. Kolb, dba Pine-Fly, LLC, a single member Limited Liability Company, whose single member is Belinda J. Kolb, an unmarried woman, by Quitclaim Deed from Cynthia L. Ryan, a single woman, of record in in Instrument No. 20150128-0008148, said Register's Office, dated January 24, 2015 and recorded on January 28, 2015; and further being the same property conveyed to Cynthia L. Ryan, a single woman by Warranty Deed from Janet Ann Nichols, now known as Janet Ann Nichols Howell, of record in Book 9422, Page 850, said Register's Office, dated July 29, 1994 and recorded on August 1, 1994.

This is ☒ improved or ☐ unimproved property located at: **549 Elaine Drive, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other

easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2021.

GRANTOR:

Cynthia L. Ryan

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cynthia L. Ryan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of March, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM