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Karen Johnson Davidson County
Batch# 636084 **DEEDWARR**
05/14/2021 09:54:09 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20210514-0065182

WARRANTY DEED

John W. Wells Notary Public State of Tennessee Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amy Rachelle Bing and David Matthew Bing, wife and husband 612 Hume Street Nashville, TN 37208	FirstBank 722 Columbia Avenue Franklin, TN 37064	081-12-0P-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Patrick Rene Dauchot and Shannon Mercer Dauchot, Trustees of the Dauchot Joint Revocable Living Trust Dated May 22, 2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Amy Rachelle Bing and David Matthew Bing, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Townhomes of Hume Street and 7th Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restriction at Instrument No. 20100915-0073268, and amended in Instrument No. 20150327-0026706 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 Shannon M. Dauchot and Patrick R. Dauchot, wife and husband by Warranty Deed from Kenneth E. Barrett and wife, Stephanie L. Barrett, dated 04/22/2016 and recorded 04/28/2016, of record in Instrument 201604280041544, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Patrick Rene Dauchot and Shannon Mercer Dauchot, Trustees of the Dauchot Joint Revocable Living Trust Dated May 22, 2020 by Quit Claim Deed from Patrick R. Dauchot and Shannon M. Dauchot, husband and wife, dated 05/22/2020 and recorded 06/15/2020, of record in Instrument 202006150060820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 612 Hume Street, Nashville, TN 37208

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. 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.

Witness my/our hand(s) this the 12th day of May, 2021.

The Dauchot Joint Revocable Living Trust
Dated May 22, 2020

BY: _____, Trustee
Patrick Rene Dauchot, Trustee

BY: _____, Trustee
Shannon Mercer Dauchot, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patrick Rene Dauchot and Shannon Mercer Dauchot, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of the Dauchot Joint Revocable Living Trust Dated May 22, 2020 , the within named bargainor, a trust, and that they as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Patrick Rene Dauchot and Shannon Mercer Dauchot as such Trustees.

Witness my hand and official seal, this the 12th of May, 2021.

_____
Notary Public

My Commission Expires: 10/3/21

(SEAL)

