NEW OWNER:
LANCE PAUL MAILLOUX
6060 PANAMA DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NewOwner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 21-1047

Map & Parcel
08602082.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 667841 DEEDWARR
06/29/2021 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20210629-0088100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Five Thousand and 00/100 Dollars ($345,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TIMOTHY ROSS JUDAY, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LANCE PAUL MAILLOUX and TAYLOR W. LAND, spouses married to each other,** ("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 Lot No. 30 on the Plan of Dodson Heights, as shown on the plat of the same of record in Plat Book 2900, Page 113, as amended in Plat Book 6054, Page 775, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TIMOTHY ROSS JUDAY, an unmarried person by Warranty Deed from Benjamin Holman and wife, Elizabeth Holman, dated December 10, 2014, and of record in Instrument No. 20141212-0113889, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **6060 PANAMA DRIVE, 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 Plat Book 6054, Page 775, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, CHANTELLE JUDAY, wife of the said TIMOTHY ROSS JUDAY, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

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 28th day of June, 2021.

TIMOTHY ROSS JUDAY

CHANTELLE JUDAY

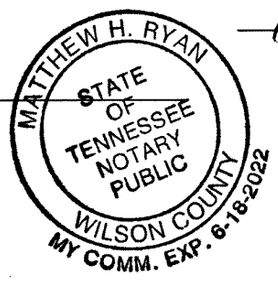
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TIMOTHY ROSS JUDAY and CHANTELLE JUDAY**, 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 and official seal at office this 28th day of June, 2021.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$345,000.00**.

AFFIANT

Sworn to and subscribed to before me this ~~28th~~ 29th day of June, 2021.

NOTARY PUBLIC

My commission expires: 10-21-2024



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY