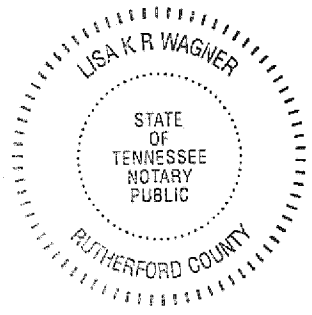



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 7 day of July, 2021.

Notary Public

My commission expires: Sept. 21, 2024

Karen Johnson Davidson County
Batch# 673286 DEEDWARR
07/08/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210708-0092065

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Andree Drouilhet** | NEW OWNER | **187-09-0A-137.00-CO** |
| **4068 Liberton Way** | | |
| **Nolensville, TN 37135** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Robert Pietras and Vanessa Pietras, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Andree Drouilhet, a married woman**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Phase Eight, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170816-0084229, 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 Robert Pietras and Vanessa Pietras, husband and wife by Warranty deed from On Point Construction Company, INC., a Tennessee Corporation of record in Instrument No. 201808310086615 Register's Office for Davidson County, Tennessee.

This is improved property known as **4068 Liberton Way, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7TH day of July, 2021.

Robert Pietras

Vanessa Pietras by Robert Pietras, Attorney in Fact
Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF** WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Pietras , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 7TH day of July, 2021.

Notary Public

Whitney McElroy State of Tennessee Notary Public Williamson County

My Commission Expires: 06-02-25

**STATE OF TENNESSEE**
**COUNTY OF** WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Pietras, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Vanessa Pietras and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Vanessa Pietras.

Notary Public

Whitney McElroy State of Tennessee Notary Public Williamson County

My Commission Expires: 06-02-25

SolomonParks File No. 21-000193-524

**Tennessee Certification of Electronic Document**

I, Lisa K R Wagner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 21 (date of document).

Affiant Signature

7/7/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7 day of July, 2021.

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01.08.2024