WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 717594 **DEEDWARR**
09/16/2021 10:36:25 AM 2 pgs
Fees: $13.00 Taxes: $9,583.00

20210916-0124431

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$2,590,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Numa J. Triche and Jennifer S. Triche	**SAME**	
(NAME)	(NAME)	
1608 Windy Ridge Drive		159-06-0B-005.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAULINE ASTRUM PONS AND PIERRE RALPH PONS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NUMA J. TRICHE AND JENNIFER S. TRICHE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Voce, Phase 1A, Major Subdivision, of record in Plat at Instrument No. 20140819-0074937, and corrected by Surveyor's Certification of Correction in Instrument No. 20170105-0001613, 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 Steven Charles Woodward and Terri L. Woodward, husband and wife, by Special Warranty Deed from Ashlyn Pierce Meneguzzi and Brian Meneguzzi, wife and husband, of record in Instrument No. 20181116-0112993, Register's Office for Davidson County, Tennessee, dated November 14, 2018.

Being the same property conveyed to Pauline Astrum Pons and Pierre Ralph Pons, wife and husband, by Warranty Deed from Steven Charles Woodward and Terri L. Woodward, husband and wife, of record in Instrument No. 20200630-0070474, Register's Office for Davidson County, Tennessee, dated June 29, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1608 Windy Ridge Drive, 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 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 hand this 13 day of September, 2021

PAULINE ASTRUM PONS
Pierre Ralph Pons
by: Pauline Pons, attorney in fact

PIERRE RALPH PONS

BY: PAULINE PONS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline Astrum Pons, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of September, 2021, before me personally appeared Pauline Pons, to me known to be the person who executed the foregoing instrument on behalf of Pierre Ralph Pons and acknowledged that she executed the same as the free act and deed of Pierre Ralph Pons.

Witness my hand and official seal this 13th day of September, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public