Karen Johnson Davidson County
Batch# 719580 DEEDWARR
09/20/2021 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20210920-0125869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 11-8-2021

(AFFIX SEAL)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AT-21-1246

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Howard and Stacey Howard	First Horizon Bank	
(NAME) 649 Bristol Creek Drive	(NAME) 12719 Cantrell Road, Suite 200	142-07-0J-649.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Little Rock, AR 72223	
(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, I/we, **Romain Michel Fournel, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Howard and Stacey Howard, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 649, aka Lot No. 35, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gallardia Properties, LLC, a Tennessee limited liability company by Warranty Deed from Dorris E. Ryan, also known as Doris E. Ryan, married of record in Instrument No. 20160603-0056417, Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 03, 2016.

Being the same property conveyed to Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180803-0076562 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on August 03, 2018.

Being the same property conveyed to Romain Michel Fournel, an unmarried man by Special Warranty deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180803-0076563 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on August 03, 2018.

Being also known as 649 Bristol Creek Drive 649, aka Lot No. 35 Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 15th day of September, 2021.

Romain Michel Fournel

Romain Michel Fournel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2021, before me personally appeared Romain Michel Fournel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2021.

See attached

Notary Signature
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On September 15, 2021 before me, Linda A. Garrett, Notary Public
(insert name and title of the officer)

personally appeared Romain Michel Fournel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LINDA A. GARRETT
Notary Public - California
Los Angeles County
Commission # 2328971
My Comm. Expires May 23, 2024

Signature _____ (Seal)

Certificate of Authenticity

I, John Cobb Rochford. , 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 on September 15, 2021.

John Cobb Rochford 09/15/2021
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis , a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 15th day of September, 2021.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

