WARRANTY DEED

Karen Johnson Davidson County
Batch# 814853 DEEDWARR
03/03/2022 12:31:42 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220303-0024455

MJ-RB-22-635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Sain	**Renasant Bank**	
(NAME)	(NAME)	**090-11-0-010.00**
635 River Rouge Dr.	**P.O. Box 202028**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Florence, SC 29502**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY J. LEBLANC AND WIFE, MARGUERITE J. LEBLANC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA LEBLANC, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 633 on the Plan of Charlotte Park, Section Nine, of record in book 2900, Page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Said Lot No. 633 fronts 72 feet on the Westerly side of River Rouge Drive and extends back between parallel lines 240 feet to the surveyed base line on which it measures 72 feet; and continues back 30 feet, more or less on the Northerly and 25 feet more or less on the Southerly line, to the edge of waterline as of June, 1959, on which it measures 72 feet more or less.

Being the same property conveyed to Larry LeBlanc and wife, Marguerite LeBlanc by Warranty deed from Michael Raymond Fedie and wife, Dana M. Fedie of record in Instrument No. 20201202-0139765 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 02, 2020.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 77, Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **635 River Rouge Dr., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 ____ DAY OF FEBRUARY, 2022.

Larry J. LeBlanc

Marguerite J. LeBlanc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of February, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

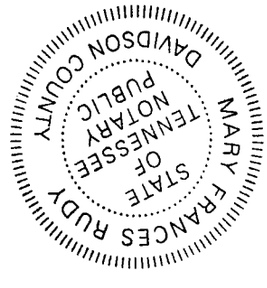


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of February, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212