BOX 10-A

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

Karen Johnson Davidson County
Batch# 816262 DEEDWARR
03/07/2022 08:51:37 AM 2 pgs
Fees: $13.00 Taxes: $1,359.75
20220307-0025365

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122
MJ-22-681

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of March, 2022

Notary Public

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

Commission Expires: My Commission Expires 10/2/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Curtis Ingram and Kaylee Ingram 473 Huntington Ridge Drive Nashville, TN 37211	New Owner	161-11-0A-096.00-CO

WARRANTY DEED

FOR AND IN 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,

Hannah Francis Ayrault, a single woman and Terence Patrick Ayrault, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis P. Ingram and Kaylee R. Ingram, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 No. 96 on the Plan of Final Plat of Revision One Huntington Ridge Townhouse Condominiums of record in Plat Book 9700, Page 846, 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 Hannah Francis Ayrault, a single woman and Terence Patrick Ayrault, a married man, joint tenants with expressed rights of survivorship by Warranty deed from Stephen L. Smith, married of record in Instrument No. 20200106-0001439 Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 03, 2020.

This was never the marital residence for the Grantor, Terence Patrick Arault.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 473 Huntington Ridge Drive, Nashville, TN 37211

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 so 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.

Dated this the 2 day of March, 2022.

Hannah Francis Ayrault

Terence Patrick Ayrault

STATE OF Michigan
COUNTY OF Wayne

On this day of March, 2022, before me personally appeared Hannah Francis Ayrault, Terence Patrick Ayrault and , 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 2 day of March, 2022.

Notary Signature
My commission expires: 04-05-2024

JEANETTE ALLEN
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Apr 5, 2024
ACTING IN COUNTY OF Wayne