Karen Johnson Davidson County
Batch# 844279 DEEDWARR
04/22/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $7,979.05
20220422-0046915

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226690 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,156,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 14th day of April, 2022 Notary Public My Commission Expires: 3/7/26

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of April, 2022, among:

DONALD J. SAUCIER AND STEPHEN R. SAUCIER AND JAMES R. SAUCIER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

AB Family LP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real estate in Davidson County, as follows:

Being Lot 22 on the plan of Bransford Industrial Park as of Record in Book 4460, Page 33, Register's Office for Davidson County, Tennessee, said lot further described as follows:

Beginning at an iron pin in the Southerly margin of Ligon Drive, said pin also being the Northwest corner of Lot No. 21, thence with the West property line of Lot No. 21 South 22 degrees 14 minutes 15 seconds East 185.53' to an iron pin in the North right of way of Interstate I-440, said pin also being the Southwest corner of Lot No. 21, thence going South 71 degrees 09 minutes 35 seconds West 142.66' with the I-440 right-of-way to a fence post, thence continuing with said Interstate right-of-way South 52 degrees 04 minutes 55 seconds West 4.91' to an iron pin, said pin also being the Southeast corner of Lot No. 23, thence going North 13 degrees 49 minutes 51 seconds West 188.15' with the East property line of Lot No. 23 to an iron pin in the South margin of Ligon Drive, thence going with the South margin of Ligon Drive 106.60' along a curve to the left with a radius of 734.26' to an iron pin, thence continuing with said margin North 67 degrees 45 minutes 45 seconds East 13.40' to the point of beginning, containing 0.57 acres, more or less.

Being the same property conveyed to Alan J. Saucier and wife, Judy P. Saucier, by Warranty Deed from William David Harrison, as to 53.42%, Thomas E. Piper, as to 20.55% William B. Owen as to 20.55%, Henry H. Martin as to 2.74% and Stan Force as to 2.74% of record in Book 6622, Page 620, Register's Office for Davidson County, Tennessee, dated July 29, 1985 and recorded on August 05, 1985.

Said Judy P. Saucier became deceased on June 2, 2012, vesting Alan J. Saucier as surviving tenant. Said Alan J. Saucier became deceased on June 18, 2012, filed for Probate in Docket No.12P1077 Chancery Court of Davidson County, Tennessee. As evidenced by Affidavit of Heirship of record in Instrument No(s). 20130509-0046827 said register's office, the sole heirs at law being Donald J. Saucier, Stephen R. Saucier and James R. Saucier.

Being also known as 513 Ligon Drive, Nashville, Tennessee 37204.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Donald J. Saucier

Stephen R. Saucier

James R. Saucier

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Donald J. Saucier, Stephen R. Saucier, and James R. Saucier, the within named 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.

Witness my hand and official seal this 14th day of April, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: William L. Butler
Address: 190 Cottonwood Drive
City, State, Zip: Franklin, TN 37069

Responsible Party For Taxes:

Name: **Same as Owner**
Address: _____
City, State, Zip: _____

Tax ID: 118-03-0-077.00

Certificate of Authenticity

I, Nick Harris, 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 4/14/2022.

Date

Affiant Signature

4/14/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY