Karen Johnson Davidson County
Batch# 882637 DEEDWARR
07/01/2022 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220701-0076293

STATE OF ~~Tennessee~~ Massachusetts
COUNTY OF ~~Davidson~~ Plymouth

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Kelly Ann Bettencourt, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 29th day of June, 2022.

SHEILA MCDONOUGH
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 18, 2022

Notary Public
MY COMMISSION EXPIRES: 11/18/22
File No. G22-16475

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chloe Wiseheart, Bruce Watson, and Garrett Brown (NAME)	(NAME) NEW OWNER	135-16-0B-006-00
412 Flintlock Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Robert A. Bettencourt and Kelly Ann Bettencourt, Trustees of Bettencourt Trust dated February 4, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chloe Wiseheart, an unmarried woman, Bruce Watson and Debra Watson, husband and wife, and Garrett Brown, an unmarried man, as joint tenants with right of survivorship**, 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. 6 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert A. Bettencourt and Kelly Ann Bettencourt, as Trustees of Bettencourt Trust, dated February 4, 2020, by Quitclaim Deed from Robert A. Bettencourt and Kelly Ann Bettencourt, husband and wife, of record in Instrument No. 20200622-0066831, in the Register's Office of Davidson County, Tennessee, dated April 27, 2020 and recorded on June 22, 2020.

Being the same property conveyed to Robert A. Bettencourt and Kelly Ann Bettencourt, husband and wife, by Warranty Deed from Billy King, unmarried, of record in Instrument No. 20130524-0052693, in the Register's Office of Davidson County, Tennessee, dated May 15, 2013 and recorded on May 24, 2013.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 412 Flintlock Court, Nashville, TN 37217.

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. Whenever 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 29th day of June, 2022.

Bettencourt Trust dated February 4, 2020

By: _____ Trustee
Robert A. Bettencourt, Trustee

By: Kelly Ann Bettencourt, Trustee
Kelly Ann Bettencourt, Trustee

STATE OF Massachusetts
COUNTY OF Plymouth }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert A. Bettencourt and Kelly Ann Bettencourt, Trustees of Bettencourt Trust dated February 4, 2020, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2022.

_____
Notary Public

My Commission Expires: 11/18/22

SHEILA MCDONOUGH
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 18, 2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 June 29th, 22.

Hadley Roper
Affiant Signature

06/30/22
Date

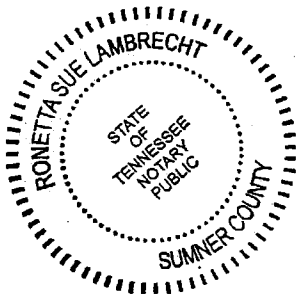
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06/30/22.

Notary's Signature

My Commission Expires: **10/23/2023**



Notary's Seal