Karen Johnson Davidson County
Batch# 892309 DEEDWARR
07/22/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220722-0083816

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 21st day of July, 2022.

Notary Public
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alyse Dusseault	New	096-14-0 015.00
2938 Lakeland Drive	Owner	
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANNA JANE PORTER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALYSE DUSSEAULT, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 414 on the Plan of Cloverhill, Section No. VII, of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anna Jane Porter, an unmarried woman, by deed dated 04/10/2019, from Adeleshia Chumley (f/k/a Adeleshia Walker) and Devlyn Marquis Chumley, wife and husband, of record in Instrument No. 20190412-0033445, as corrected in Instrument No. 20190819-0082805, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2938 Lakeland Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

ASP

Witness my hand this the 21st day of July, 2022.

Anna Jane Porter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anna Jane Porter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 21, 2022.

Affiant Signature

07/21/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21st day of July, 2022

Notary Public

Notary's Seal:

