Karen Johnson Davidson County
Batch# 908396 DEEDWARR
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Fees: $17.00 Taxes: $0.00
20220825-0096212

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Garneau Family Trust 4201 Two Rivers Lane Franklin, TN 37069	Same	086-12-0A-023.00-CO

KNOW ALL MEN BY THESE PRESENTS that we, **JOANNE GARNEAU** and **ARTHUR GARNEAU, wife and husband**, hereinafter "Grantors", hereby transfer and convey unto the **TRUSTEES OF THE GARNEAU FAMILY TRUST u/t/a restated on August 24, 2021**, hereinafter "Grantees," their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Final Plat, Revision of Section One, Tulip Grove Pointe, "Cluster Lot Subdivision", of record in Plat Instrument 20060905-0109478, 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 Joanne Garneau and Arthur Garneau, wife and husband, by deed from Clay Jarred Walker and wife, Barbara Walker of record in Instrument Number 20210517-0065810, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This improved property is known as 132 Tulip Grove Point, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and

subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 22nd day of August, 2022.

GRANTORS:

JOANNE GARNEAU

ARTHUR GARNEAU

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JOANNE GARNEAU and ARTHUR GARNEAU, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of August, 2022.

Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/2023

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry, 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 August 22, 2022 (date of document).

Andrea P. Perry
Affiant Signature

August 25, 2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of August, 2022

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 6, 2022

NATALINA D. ECKERMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON