Karen Johnson Davidson County
Batch# 910526 DEEDWARR
08/31/2022 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,479.63
20220831-0097970

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
FHTS# KNX2022089272

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
John Louiselle 160 Neese Drive Nashville, TN 37211	John Louiselle C/O Music City Mortgage Inc,LLC 128 Holiday Ct, Suite 121 Franklin, TN 37067	119-15-0-071.00

WARRANTY DEED

THIS INDENTURE, made this 29th day of August, 2022 between **TAYLOR M. DENNIS,** unmarried, resident of Blount County, Tennessee ("Grantor") and **JOHN LOUISELLE,** a Single man (JL), resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

A tract of land in Davidson County, Tennessee, shown on the Plan of South Lake Subdivision, Section 4, of record in Book 3300, Page 85, in the Register's Office for Davidson County, Tennessee, as an unnumbered lot. Said tract (lot) being located along the northerly margin of the right of way for Neese Drive on the northwest corner of the intersection of said Drive with Mavert Drive, and being more particularly bounded and described as follows:

BEGINNING at a concrete monument at the northwest corner of the intersection of Mavert Drive with the right of way of Neese Drive; thence in a westerly direction along a slight curve, 55.75 feet to a point; thence South 0 deg. 32 min. West 20 feet to a point; thence North 89 deg. 28 min. West 124.59 feet to a point; thence North 2 deg. 23 min. East 83.6 feet to a point; thence South 86 deg. 44 min. East 179.7 feet to a point in the westerly margin of Mavert Drive; thence South 2 deg. 30 min. West 51.59 feet to a concrete monument in the westerly margin of Mavert Drive; thence in a southerly direction along a slight curve, 2.6 feet to a point of beginning, and containing 13,185 square feet more or less or .3 acre more or less.

FURTHER BEING the same property conveyed to Taylor M. Dennis, unmarried, by Warranty Deed dated April 15, 2020 and filed of record in Instrument No. 20200417-0040786 in the Register's Office for Davidson County, Tennessee.

Grantor Initials: TD

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their heirs, successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Taylor M. Dennis

TAYLOR M. DENNIS

STATE OF TENNESSEE

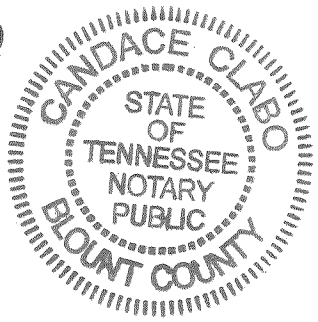
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Taylor M. Dennis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 12th day of August, 2022.

Notary Public

My Commission Expires: 10/28/2025



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$399,900.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 29th day of August, 2022.

Notary Public
My commission expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 29, 2022.

Affiant
Date: August 30, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of August 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY