THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942605

Karen Johnson Davidson County
Batch# 933709 DEEDWARR
10/26/2022 09:21:41 AM 2 pgs
Fees: $13.00 Taxes: $10,175.00

20221026-0115836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2022.

Notary Public
My Commission Expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sylvain Tremblay and Marie-Joe Bouffard 1608 Tynewood Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-13-0-036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fiona Harlan, Trustee of The Harlan Survivors Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sylvain Tremblay and Marie-Joe Bouffard, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 264, as shown on the map entitled Plat of Section Two Tynewood Estates, of record in Plat Book 2900, pages 89-90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST, DATED AUGUST 21, 2018, by deed from STEPHEN A. LASHER, JR. AND MELISSA LASHER, HUSBAND AND WIFE, of record in Instrument No. 20200911-0104055 , dated September 11, 2020 , said Register's Office.

Being further conveyed to FIONA HARLAN, TRUSTEE OF THE HARLAN SURVIVORS TRUST, by quitclaim deed from FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST, of record in Instrument No. 20220127-0009911, dated January 19, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-13-0-036.00.

Matters shown on the Plan of record in Plat Book 2900, pages 89-90, said Register's Office.

This is improved property located at 1608 Tynewood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 25th day of October, 2022.

The Harlan Survivors Trust

Fiona Harlan Trustee

By: Fiona Harlan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fiona Harlan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Harlan Survivors Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: 05-09-2026