Karen Johnson Davidson County
Batch# 940065 DEEDWARR
11/10/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20221110-0120707

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|---|---|
| **WARRANTY DEED**<br><br>John M. Wells State of Tennessee Notary Public Davidson County | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2022.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 3/7/2023<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Lisa Harvey and Paul Harvey<br>1224 Chickadee Circle<br>Hermitage, TN 37076 | FirstBank Mortgage<br>Attn: Loan Servicing<br>722 Columbia Ave.<br>Franklin, TN 37064 | 098-06-0B-027-00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gale Larine Laroche and Ronald Norman Laroche, Sr., wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lisa Harvey and Paul Harvey, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit B of Lot 55D, on the Plan of Phase 1, Section "A", Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat specific reference is hereby made for a complete description thereof.

Being the same property conveyed to David E. Hassell, an divorced man by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 10/19/2012, of record in Instrument 201211050101418, Register's Office for Davidson County, Tennessee.

The said David E. Hassell a/k/a David Eugene Hassell died intestate on 11/7/2018, leaving the said Mamie B. Hassell and Jude Hassell as his/her sole heirs at law, as evidenced in File No. 18P1938, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Gale Larine Laroche and Ronald Norman Laroche, Sr., wife and husband by Warranty Deed from Mamie B. Hassell, personal representative of the estate of David E. Hassell and Mamie B. Hassell and Lori Hassell, Guardian of Jude Hassell, dated 11/25/2019, of record in Instrument 20191127-0122798, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 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 said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1224 Chickadee Circle, Hermitage, TN 37076

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. 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.

Witness my/our hand(s) this the 10th day of November, 2022.

Gale Larine Laroche

Gale Larine Laroche

Ronald Norman Laroche Sr by Gale Larine Laroche as attorney in fact

Ronald Norman Laroche, Sr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gale Larine Laroche and Ronald Norman Laroche, Sr., wife and husband with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of November, 2022.

John M. Wells

Notary Public

My Commission Expires: 3/1/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

## CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 November 10, 2022.

Affiant
Date: 11/10/22

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of November, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY