RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-11739-2022

Karen Johnson Davidson County
Batch# 945413 DEEDWARR
11/29/2022 09:33:40 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20221129-0125058

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$900,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of NOV, 2022

NOTARY PUBLIC

My commission expires: 4/13/24

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA HARDIN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loic Morel and Debra Sue Morel 301 Avery Court Brentwood, TN 37027	Same address as new owner	160-16-0B-045-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THOUSAND AND 00/100 Dollars ($900,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL S. KAKASSY AND BETTY J. KAKASSY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LOIC MOREL AND DEBRA SUE MOREL HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brentwood Chase, Section 1, Revision 1, of record in Book 9700, page 936-941, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael S. Kakassy and wife, Betty J. Kakassy, from Vincent R. Peach, unmarried, by Warranty Deed dated August 30, 2004 and recorded September 10, 2004 in Instrument #20040910-0109381, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 301 Avery Court, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of November, 2022

GRANTOR(S)

Michael S. Kakassy

Michael S. Kakassy

Betty J. Kakassy

Betty J. Kakassy

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Michael S. Kakassy and Betty J. Kakassy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of November, 2022.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE