Karen Johnson Davidson County
Batch# 992353 DEEDWARR
04/14/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230414-0027575

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KIMBERLY ELIZABETH YERGER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Georges Drouillard	Same as new owner	181-01-0-B-172.00 CO
(NAME)	(NAME)	
7305 Sugarloaf Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Melanie Lee Cash, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Georges Drouillard and Odessa Daisy Drouillard, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 130 on the plan of Section Three, Addition to Sugar Valley, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Melanie Lee Cash, an unmarried woman, by Warranty Deed from Kyle W. Duke and Allison B. Duke, husband and wife, dated April 17, 2009, of record in Instrument No. 20090424-0037341, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7305 Sugarloaf Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20050629-0074915; Restrictions of record in Book 11069, page 14 and Instrument No. 20050629-0074848; By-Laws of record in Book 11069, page 24; Articles of Incorporation/Charter of record in Book 11069, page 6; Easement for entrance wall of record in Instrument No. 20040205-0014018; Stormwater Detention Agreement of record in Instrument No. 20020722-0087469; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 12th day of April, 2023.

Melanie Lee Cash

Melanie Lee Cash

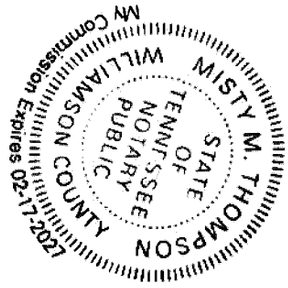
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Melanie Lee Cash, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of April, 2023.

Notary Public
My Commission Expires:

File No.: 37354



Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **April 12, 2023**.

Affiant Signature

April 14, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

14th day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

