Karen Johnson Davidson County
Batch# 992872 DEEDWARR
04/17/2023 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230417-0028034

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-1260

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11 day of April, 2023

Notary Public

Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anne L. Hansen 548 Flintlock Court Nashville, TN 37217	new owner	135-16-0B-073.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Daniel Viau and Michelle Viau, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne L. Hansen

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 Unit No. 73 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements established by Declarations, Covenants, Conditions and Restrictions of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281, and Instrument No, 20050520-0056888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Viau and Michelle Viau, husband and wife by Warranty deed from Jeffrey Michael Nobiletti, married of record in Instrument No. 20170727-0076130 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 27, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 548 Flintlock Court, Nashville, TN 37217

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 so 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.

Dated this the 11th day of April, 2023.

Daniel Viau

Michelle Viau

STATE OF Michigan
COUNTY OF Delta

On this 11th day of April, 2023, before me personally appeared Daniel Viau and Michelle Viau, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of April, 2023.

Notary Signature
My commission expires: April 11, 2023

VICTORIA F. SWANSON
Notary Public, State of Michigan
County of Menominee
My Commission Expires 06-30-2023
Acting in the County of Delta

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 April 11, 2023.

Affiant
Date: April 17, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of April 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY