NEW OWNER:
JOHN R. DOUSSARD, JR.
2216 SEVEN POINTS CIRCLE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0477

Map & Parcel
098130C175.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1013961 DEEDWARR
06/12/2023 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,520.63
20230612-0044575

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Eighty-One Thousand Two Hundred Fifty and 00/100 Dollars ($681,250.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES J. SOLAVA, JR. and JILL R. SOLAVA, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN R. DOUSSARD, JR. and DONNA LYNN DOUSSARD, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 168, Plan of Phase 5, Section 1, The Meadows of Seven Points, as shown on plat of the same of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES J. SOLAVA, JR. and JILL R. SOLAVA, husband and wife, by Warranty Deed from Ronda Leigh Pitts – Executrix for the Estate of Bennet A. Porter, Jr., dated May 20, 2015, and of record in Instrument No. 20150526-0048236, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2216 SEVEN POINTS CIRCLE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20060522-0059944, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of June, 2023.

JAMES J. SOLAVA, JR.

JILL R. SOLAVA

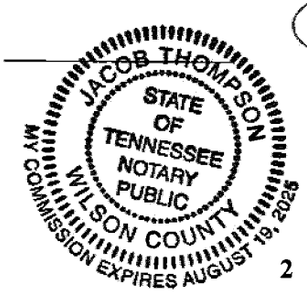
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES J. SOLAVA, JR. and JILL R. SOLAVA**, 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 official seal at office this 12th day of June, 2023.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$681,250.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of June, 2023.

NOTARY PUBLIC

My commission expires: 9.21.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer Harris, 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 6-12-2023 (date of document).

Affiant Signature

6-12-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

