WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Mail

Prepare
Record and I
Chapman and Ros
10 Burton Hills B
Nashville, T

Karen Johnson Davidson County
Batch# 1030765 **DEEDWARR**
07/26/2023 09:46:52 AM 2 pgs
Fees: $13.00 Taxes: $1,916.60

20230726-0057573

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Heinselman	New Owner	171-04-0C-042-00
(NAME)	(NAME)	
917 Catlow Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Wells, Independent Special Trustee of the Yvon E Dauchot Revocable Living Trust dated September 4, 2014,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Heinselman, a married man,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 42 of Barrington Place, a Horizontal Property Regime with Private Elements located on Catlow Court, in Brentwood, TN, together with Easements as shown on in Exhibit "B" to the Master Deed and ByLaws of Barrington Place, of record in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenance to said town home as set forth in said Master Deed and ByLaws. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Barrington Place, contained in the Master Deed and ByLaws recorded in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696 said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.
Being the same property conveyed to Yvon E. Dauchot and spouse, Rose H. Dauchot by Warranty Deed from John Freeman, unmarried, dated 10/30/2009, of record in Instrument No. 20091103-0101356, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yvon E. Dauchot, Trustee of the Yvon E Dauchot Revocable Living Trust, dated September 4, 2014 by Warranty Deed from Yvon E. Douchot and Spouse, Rose H. Douchot, through her attorney in fact, Yvon E. Dauchot, dated 10/01/2014, of record in Instrument No. 20141015-0095245, as affected by Scrivener's Affidavit recorded in Instrument No. 20141029-0099807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 917 Catlow Court, Brentwood, TN 37027
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of July, 2023.

Yvon E. Dauchot Revocable Living Trust dated
September 4, 2014

By: _____
John M. Wells, Independent Special Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Wells, Independent Special Trustee of the Yvon E. Dauchot Revocable Living Trust, dated September 4, 2014, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of July, 2023.

_____
Notary Public:
My Commission Expires: 12-21-2024

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027