Karen Johnson Davidson County
Batch# 1034632 DEEDWARR
08/04/2023 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $814.00
20230804-0060441

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Philip M. Wells, 709 Longhunter Ct, Nashville, TN 37217
#Grantees and Taxpayer

Order Number: 73298252

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **BERNARD LECLERC,** who erroneously acquired title as BENARD LECLERC, and **SHIRLEY LECLERC,** husband and wife, for Two Hundred Twenty Thousand and No/100 Dollars ($220,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **PHILIP M. WELLS,** an unmarried man, whose address is 709 Longhunter Ct, Nashville, TN 37217, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING UNIT NO. 709, OF NASHBORO VILLAGE NINETEEN CONDOMINIUM, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5333 PAGE 957, AND SHOWN BY PLAN OF RECORD IN BOOK 5200 PAGE 80, ALL OF RECORD IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

TOGETHER WITH EACH AND ALL OF THE RIGHTS, PRIVILEGES, AND APPURTENANCES THEREUNTO BELONGING, AS SET FORTH IN SAID MASTER DEED (AND BY-LAWS WHICH FORM A PART THEREOF), INCLUDING, WITHOUT LIMITATION, SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE LAND AND COMMON ELEMENTS, AND ITS INTEREST IN ANY APPURTENANT LIMITED COMMON ELEMENTS.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real

PCL 73298252 WD101 01 01 03

property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 135 08 0A 709.00
Street address of property: 709 Longhunter Ct, Nashville, TN 37217
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20061016-0128362 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Philip M. Wells, 709 Longhunter Ct, Nashville, TN 37217

Signed this 1 day of August, 2023.

Signatures of Grantors:

Bernard Leclerc
Bernard Leclerc

Shirley Leclerc
Shirley Leclerc

STATE OF Florida, COUNTY OF Marion, SS:

BE IT REMEMBERED That on this first day of August, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Bernard Leclerc** and **Shirley Leclerc**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

PCL 73298252 WD101 01 02 03

DEBORAH BROOKS
MY COMMISSION EXPIRES
11-12-2023
NOTARY
PUBLIC
COMM. # GG931206
STATE OF FLORIDA

Property Address: 709 Longhunter Ct, Nashville, TN 37217
Tax Parcel: 135 08 0A 709.00

Oath of Consideration

I or we, Philip M. Wells, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $220,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 1st day of August, 20 23.

Signatures of Affiant(s):

Philip M. Wells

Philip M. Wells

Sworn and subscribed before me this 1st day of August, 20 23

Kimberly Kronick-Worrall

Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

PCL 73298252 WD101 01 03 03

Tennessee Certification of Electronic Document

I, Sam Rider, 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 8/1/2023 (date of document).

Affiant Signature

Aug 3, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 03 day of August, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE