Karen Johnson Davidson County
Batch# 1078848 DEEDWARR
12/05/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20231205-0094099

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0329

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2023

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Courtney E. Louiselle and Douglas G. Louiselle 4275 Stone Hall Boulevard Hermitage, TN 37076	New Owners	085-04-0A-421.00 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, **Ronald C. Privett, and Rebecca L. Privett, Trustees of the Joint Revocable Trust of Ronald and Rebecca Privett, established by the Trust Agreement dated October 31, 2022** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney E. Louiselle and Douglas G. Louiselle, wife and husband

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. 421, on the plan of Revision to the Final Plat, The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 1, Planned Unit Development, as shown on the plat of record in Instrument No. 20181217-0122497, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Ronald C. Privett and Rebecca L. Privett, Trustees of the Joint Revocable Trust of Ronald and Rebecca Privett, established by the Trust Agreement dated October 31, 2022, by Quitclaim Deed from Ronald C. Privett and Rebecca L. Privett, husband and wife, dated 10/31/2022 and recorded 11/1/2022 in Instrument No. 20221101-0117717; and being the same property previously conveyed to Ronald C. Privett and Rebecca L. Privett, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated 6/21/2019 and recorded 6/21/2019 in Instrument No. 20190621-0060423, Register's Office for Davidson County, Tennessee.

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: 4275 Stone Hall Boulevard Hermitage, TN 37076.

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 uses, 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 30th day of November, 2023.

The Joint Revocable Trust of Ronald and Rebecca Privett, established by the Trust Agreement dated October 31, 2022

Ronald C. Privett, Trustee

Rebecca L. Privett, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald C. Privett, and Rebecca L. Privett, Trustees of the Joint Revocable Trust of Ronald and Rebecca Privett, established by the Trust Agreement dated October 31, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of November, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Notary Public
My Commission Expires: 8-20-24

Certificate of Authenticity

I, Joshua A. Terry, 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 11/30/23.

Affiant Signature – Joshua A. Terry

12/4/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/4/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27