(2)

Karen Johnson Davidson County
Batch# 1082965 DEEDWARR
12/18/2023 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20231218-0097191

WARRANTY DEED

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LEIGHANNE V. FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/27

(AFFIX SEAL)

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
Lorien Meillon	Ark-La-Tex Financial Services, LLC dba Benchmark	061-16-0F-002-00
(NAME)	(NAME)	
1358 Greenland Avenue	5160 Tennyson Pkwy, Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Plano, TX 75024	
(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, We **Brian D Pouliot and Brianna L Pouliot**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lorien Meillon**, an unmarried woman, hereinafter called the GRANTEE(S), her 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 B Thirteen Fifty Six Greenland Avenue, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Thirteen-FiftySix Greenland Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20211220-0168042, and Scrivener's Affidavit recorded in Instrument No. 20211222-0169233, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Brian D. Pouliot and Brianna L. Pouliot, husband and wife by Warranty Deed from Eric Boice and Mandi Paola, as joint tenants with the right of survivorship, dated 05/28/2020, of record in Instrument No. 20200605-0058205, 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 ☒ 1358 Greenland Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2183116
Warranty Deed TN

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 12th day of December, 2023.

Brian D Pouliot

Brianna L Pouliot

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian D Pouliot and Brianna L Pouliot, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of December, 2023.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 December 18, 2023.

Affiant

Date: 12/18/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 18th day of December, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY