Karen Johnson Davidson County
Batch# 1085404 DEEDWARRSP
12/22/2023 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20231222-0098938

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December 2023

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stacey Girouard, formerly known as Stacey Johnston, Trustee of the Stacey Johnston Living Trust, dated October 15, 2014	Stacey Girouard	098 13 0I 002.00
(NAME) 3004 Wiltshire Park Pl.	(NAME) 3004 Wiltshire Park Pl.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 3004 Wiltshire Park Pl.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Landmark Homes of Tennessee, a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stacey Girouard, formerly known as Stacey Johnston, Trustee of the Stacey Johnston Living Trust, dated October 15, 2014, her heirs and assigns (see Order of name change from the Chancery Court of Harrison County, Mississippi, attached hereto as Exhibit A), hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2B as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at Park at Wiltshire, Lot 2, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20210323-0038168, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to SNY of Tennessee, LLC, a Tennessee limited liability company, by Warranty Deed from The Mettle Group, LLC, a Tennessee limited liability company dated February 15, 2019 recorded February 15, 2019, of record in Instrument No. 20190215-0014367 Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from SNY of Tennessee, LLC, a Tennessee Limited Liability Company dated January 20, 2021 recorded January 22, 2021, of record in Instrument No. 20210122-0010181 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3004 Wiltshire Park Pl., 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 said GRANTEE(S), his/her/their heirs and 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 heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 21ST day of DECEMBER, 2023

Landmark Homes of Tennessee, a Tennessee Corporation

BY: _____
Gary M. Wisniewski,
President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Landmark Homes of Tennessee, a Tennessee Corporation, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2023.

_____
Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

EXHIBIT "A"

FILED

AUG 5 2016

John McAdams Chancery Clerk

By Sheila Braud D.C.

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI

SECOND JUDICIAL DISTRICT

STACEY A. JOHNSTON, PLAINTIFF

CAUSE NO. 16-651(2)

ORDER

THIS DAY this cause came on to be heard on the Complaint for Change of Name filed herein by STACEY A. JOHNSTON, and the Court having heard the evidence and being fully advised in the premises is of the opinion that the Complaint is well taken that the relief prayed for should be granted. The Court finds as follows:

1. That this Court has jurisdiction of the parties and of the subject matter.

2. That the Plaintiff is an adult resident citizen of the Second Judicial District of Harrison County, Mississippi.

3. That the change of name sought by the Plaintiff is not for any fraudulent or illegal purpose and that she should be restored her maiden name and that her legal name should conform to the name by which she is generally known and called, STACEY A. GIROUARD. It is therefore,

ORDERED AND ADJUDGED that in accordance with the provision of Section 93-17-1 et seq. of the Mississippi Code of 1972, Annotated, the name of the Plaintiff, STACEY A. JOHNSTON, be and the same is hereby changed and altered to STACEY A. GIROUARD and that hereafter she shall be known as STACEY A. GIROUARD for all purposes.

THUS ORDERED AND ADJUDGED on this the 5th day of August, 2016.

CHANCELLOR

Prepared and presented by:
CHARLIENE ROEMER, ESQUIRE
PRINGLE & ROEMER, PLLC
MS. BAR NO. 5634
POST OFFICE BOX 211
BILOXI, MS 39533
(228) 374-1747

CERTIFIED TRUE COPY
JOHN McADAMS
Chancery Court Clerk
Harrison County, MS
2nd Judicial District
By Sheila Braud D.C.

202312220098938

Certificate of Authenticity

I, Tonya Loftin, 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

December 21, 2023
Date

Tonya Loftin
Affiant Signature

December 22, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-21-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)