Karen Johnson Davidson County
Batch# 1102458 DEEDWARR
02/20/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20240220-0011524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/2026
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

File #24-TC-1413-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Tousignant and Leah Tousignant	**Ameris Bank**	
(NAME)	(NAME)	
1413 Avondale Circle	**3500 Piedmont Road Northeast, Ste 15**	**071-02-0-174.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Atlanta, GA 30305**	
(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 consideration, the receipt of which is hereby acknowledged, **JESSICA L. HAGEN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES TOUSIGNANT, AN UNMARRIED MAN, AND LEAH TOUSIGNANT, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Trinity Hills Village, Section One, of record in Book 4175, Page 62, Register's Office for Davidson County, Tennessee, and being further described as follows:

Said Lot fronts 74.2 feet on the Southerly margin of Avondale Circle and extends back 144.6 feet on the Easterly line 161.5 feet on the Westerly line, which is a line to a dead end in the rear measuring 14.6 feet thereon.

Being the same property conveyed to Jessica L. Hagen, an unmarried woman by Warranty Deed from Homenetwork Partners, Inc., a Tennessee Corporation, and Revision Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210112-0005506 Register's Office for Davidson County, Tennessee, dated January 07, 2021 and recorded on January 12, 2021.

This conveyance is subject to:
*Taxes for the year 2024 and subsequent years.
*Plat Book 4175, Page 62, Register's Office for Davidson County, Tennessee.
*Restrictions of record in Book 4326, Page 653, in the Register's Office for Davidson County, Tennessee,
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1413 Avondale Circle, Nashville, TN 37207**.

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), 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), their heirs and 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.

Witness my/our hand(s) this the 14th day of February, 2024.

Jessica L. Hagen

Jessica L. Hagen

STATE OF Wisconsin

COUNTY OF Washington

Before me personally appeared Jessica L. Hagen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of February, 2024.

Pamela Zak

Notary Signature
My commission expires: 10-18-2027

PAMELA ZAK
NOTARY PUBLIC
STATE OF WISCONSIN

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 2/14/2024.

Affiant Signature – Joshua A. Terry

2/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/20/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27