Karen Johnson Davidson County
Batch# 1106311 DEEDWARR
02/29/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20240229-0014086

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2024.

Notary Public
MY COMMISSION EXPIRES: 4/13/27
File No. G24-20469

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Fink and Hannah Fink	New Owner	126-15-0A-227.00-CO
(NAME)	(NAME)	
8049 Boone Trce		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donald L. Tessier, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Fink, and Hannah Fink, husband and wife,** 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:

Being Lot Number 205, on the plat of Boone Trace at Biltmore, Section 5 of record in Instrument #20000622-0062086, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald L. Tessier and Gwendolyn J. Tessier, husband and wife by Deed dated December 6, 2000, recorded December 22, 2000, in Instrument Number 20001222-0125769, in the Register's Office of Davidson County, Tennessee. The said Gwendolyn J. Tessier died July 15, 2021 leaving Donald L. Tessier as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8049 Boone Trce, Nashville, TN 37221.

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 do 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. Whenever 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 29th day of February, 2024.

Donald L. Tessier

STATE OF **TENNESSEE**
COUNTY OF **SHELBY**

On this 29th day of February, 2024, before me personally appeared Donald L. Tessier, 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 29th day of February, 2024.

Notary Signature **Tanyce A. Davis**
My commission expires: **11/13/2027**

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TANYCE A. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/13/2027
SHELBY COUNTY

I, J. Trent Lehman, 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 2/29/24 (date of document).

Affiant Signature

2/29/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY