RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-20608-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1123786 DEEDWARR
04/17/2024 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240417-0027291

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 202

NOTARY PUBLIC

My commission expires: March 7th, 2026

JOHN GRIFFIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203, Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard and Lisa Pouliot 1320 Riverbrook Dr Hermitage, TN 37076	Same address as new owner	097-02-0A-054-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($335,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BROOKE ASHLEY REDMOND, UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LISA POULIOT AND LEONARD POULIOT, BOTH UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Final Plat, Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument #20080723-0075577, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brooke Ashley Redmond, unmarried woman, from Ana Warren, a single woman, by Warranty Deed dated December 13, 2019 and recorded December 26, 2019 in Instrument #20191226-0133284, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 1320 Riverbrook Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of April, 2024

GRANTOR(S)

Brooke Ashley Redmond

Brooke Ashley Redmond

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Brooke Ashley Redmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of April, 2024.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

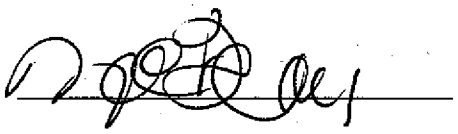
John Griffin

Printed Notary Name

My commission expires: March 7th, 2026

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **4/16/24** (date of document)



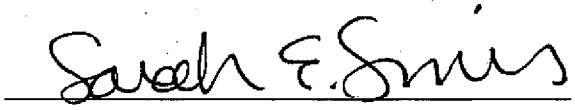
4/17/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **17** day of **April**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

