WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

TERESA J. SMITH State of Tennessee Notary Public MAURY COUNTY MY COMMISSION EXPIRES JULY 28, 2025

MJ-CPP-24-5552

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Peter Rempel and Rebekah Helen Rempel	**NEW OWNER**	
(NAME)	(NAME)	160-09-0-035.00
5552 Hillview Drive	5552 Hillview Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(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, **H. RAYMOND LANGLOIS AND WIFE, CAROLYN S. LANGLOIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY PETER REMPEL AND REBEKAH HELEN REMPEL,** 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(s) 45, as shown on the map entitled Section Three Oak Hill Estates, of record in Book 4860, Pages 3-5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H. Raymond Langlois and wife, Carolyn S. Langlois by Warranty Deed from R.R. Harris, Jr., Trustee of record in Book 5087, page 185, Register's Office for Davidson County, Tennessee, dated Unknown and recorded on November 12, 1976.

H. Raymond Langlois also being known as Harry Raymond Langlois.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 3 through 5, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5010, Page 245, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7913, Page 144, 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 **improved** property known as: **5552 Hillview Drive, Brentwood, Tennessee 37027**.

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.

Karen Johnson Davidson County
Batch# 1132428 DEEDWARR
05/08/2024 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240508-0033961

Witness my/our hand(s) this the ___ DAY OF MAY, 2024.

H. Raymond Langlois by Mark Raymond Langlois, Attorney-in-Fact

Carolyn S. Langlois

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (TN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. RAYMOND LANGLOIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2024.

Notary Public
My Commission Expires: 09/02/24
(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (TN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN S. LANGLOIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2024.

Notary Public
My Commission Expires: 09/02/24
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Teresa J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dated this 8th day of May, 2024.

Teresa J Smith

Signature

State of TN

County of Maury

Personally appeared before me, Suzanne T Jordan. a notary public for this county and state. Teresa J Smith who acknowledges that this Certification of an electronic document is true and correct and whose signature I have witnessed

This 8th day of May, 2024.

Suzanne T Jordan

Notary Public

My commission expires: _____

Notary's Seal I (if on paper)

SUZANNE T. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENNESSEE
MY COMMISSION EXPIRES FEBRUARY 28, 2027