WARRANTY DEED

Karen Johnson
Batch # 1139840
05/28/2024 01:08:04 PM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20240528-0039415

G-MM-24-4870

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

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)
Lauren Deason	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**048 00 0 027.00**
4870 Clarksville Pike	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Indian Land, SC 29707**	
(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, **VICTORIA HAYS-MICHAUD, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN DEASON, 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:

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Beginning at a point in the northerly margin of U.S. Highway No. 112, 1,325 feet from the southwest corner of the tract of land owned by W. H. (Herman) Thompson, being the southwest corner of this tract; thence leaving said Highway, North 35 deg. East 400 feet to a point; thence South 55 deg. East 100 feet to a point; thence South 35 deg. West 400 feet to a point in the Northerly margin of said U.S. Highway 112; thence with the margin of same, North 55 deg. West 100 feet to the beginning.

Being the same property conveyed to Victoria Hays-Michaud, a married woman by Warranty Deed from Belle Investments, LLC, a Tennessee limited liability company of record as Instrument No. 20160120-0006013 in the Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 20, 2016.

Being Parcel No. 048 00 0 027.00
Being also known as 4870 Clarksville Highway, Whites Creek, TN 37189

This conveyance is subject to:
- Terms, conditions, provisions, restrictions and easements contained in Book 9190 Page 267 in the Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4870 Clarksville Pike, Whites Creek, Tennessee 37189**.

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 24th DAY OF MAY, 2024.

Victoria Hays-Michaud

Shawn N. Michaud

Shawn N. Michaud
by Victoria Hays-Michaud, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA HAYS-MICHAUD, 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 24th of May, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA HAYS-MICHAUD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHAWN N. MICHAUD, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAWN N. MICHAUD.

Witness my hand and official seal, this the 24th of May, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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