Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1886

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of May, 2024

Notary Public

Commission Expires:

Karen Johnson Davidson County
Batch# 1140748 DEEDWARR
05/29/2024 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240529-0039868

TAMMY L. CARMEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darian Hogan 944 Waynewood Lane Hermitage, TN 37076	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188	075E20B03600CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Tess M. Rancourt and Matthew E. Rancourt, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darian Hogan, an unmarried woman,

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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Phase Two, Section II, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, Page 398, as corrected by Surveyor's Certificate of Correction recorded in Book 11346, Page 460 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tess M. Rancourt and Matthew E. Rancourt, wife and husband by Warranty Deed from Tyler L. Baker, a married person of record in Instrument No. 20190702-0064174 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 02, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 944 Waynewood Lane, Hermitage, TN 37076

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 so 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. 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.

Dated this the 24th day of May, 2024.

Tess M. Rancourt

Tess M. Rancourt

Matthew E Rancourt

Matthew E. Rancourt

STATE OF Florida
COUNTY OF Broward

On this 24th day of May, 2024, before me virtually appeared Tess M Rancourt, 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 24th day of May, 2024.

Jaylen C. Ford

Notary Signature Jaylen C Ford
My commission expires: 01/14/2025

JAYLEN C FORD
Notary Public - State of Florida
Commission # HH 80935
Expires on January 14, 2025

STATE OF Florida
COUNTY OF Broward

On this 24th day of May, 2024, before me virtually appeared Matthew E Rancourt, 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 24th day of May, 2024.

Jaylen C Ford

Notary Signature Jaylen C Ford
My commission expires: 01/14/2025

JAYLEN C FORD
Notary Public - State of Florida
Commission # HH 80935
Expires on January 14, 2025

True Copy Certification

I, **Pam Autry,** 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 this the 24 day of May, 2024.

Affiant Signature

Date 5/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

