This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1143292 DEEDWARR
06/05/2024 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20240605-0041939

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Kaitlyn Jean Windsor and Daryl Tanghe, a married couple

First Parties, and Lindsay Bisson, Single,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee being Lot 5, Block "C", of Belle Forest Number 2, in Book 843, Page 94, being more particularly described as Unit B, 1906 Scott Avenue as described in "Exhibit C" to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument Number 202008040085844 rerecorded and correct in Instrument Number 20210415-0050464, a Horizontal Property Regime with Private Elements, as shown on plat of record at Plat Book 843, Page 94, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kaitlyn Jean Windsor, and Daryl Tanghe by Deed dated July 6, 2021 from Burkett Homes Inc., a Tennessee Corporation, recorded July 9, 2021, in Instrument Number 20210709-0092536, in the Official Records of Davidson County, Tennessee.

OWNER:
Lindsay Bisson
1906 Scott Avenue
Nashville, TN 37206
917.565.0863

RESPONSIBLE TAXPAYER:
Lindsay Bisson
1906 Scott Avenue
Nashville, TN 37206
917.565.0863

CLT # 072-14-4Q002-00

MR-GR-APRO361069

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Kaitlyn Jean Windsor
Kaitlyn Jean Windsor

× Daryl Tanghe
Daryl Tanghe

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Kaitlyn Jean Windsor, 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, at office, this 23rd day of March, 20 24.

✓ Tuwana J Bryant
Notary Public

My Commission Expires:✓ 05-09-2026
(seal)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Daryl Tanghe, 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, at office, this 23rd day of March, 20 24.

× Tuwana J Bryant
Notary Public

My Commission Expires:✓ 05-09-2026
(seal)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 635,000.

Affiant

STATE OF TN, COUNTY OF Williamson

Subscribed and sworn before me this the 4th day of June, 2024.

Signature of Notary Public

Notary Seal

Adelaida E. Dilworth
Printed Name of Notary

12/19/26
Commission Expiration

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

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Certificate of Authenticity

I, Spencer Gross, 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 **June 4th, 2024**.

Date

Affiant Signature

June 4th, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025