Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-CRT-24-2545

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547797

Karen Johnson
Batch # 1149136
06/20/2024 11:08:11 AM
Fees: $13.00 Taxes: $2,219.63
20240620-0046352
Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $599,900.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2024.

Notary Public
My Commission Expires: 07/09/2026

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Marie Zalac and Joseph Ryan Duplaga 2545 Hessey Pass Mount Juliet TN 37122	~~New Owner~~ Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Parcel ID No. 110 03 0A 097.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John French and Rebeca French, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Marie Zalac, an unmarried woman and Joseph Ryan Duplaga, an unmarried man, tenants in common with rights of surviorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 97 on the Plan of PHASE 3, LAKESIDE MEADOWS, as shown on the plat of the same of record in Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to John French and Rebeca French, husband and wife, by Warranty Deed from Alfredo Gurrola, III and wife, Leslie M. Gurrola, of record in Instrument No. 20200417-0040695, in the Register's Office of Davidson County, Tennessee, dated April 15, 2020 and recorded on April 17, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, LAKESIDE MEADOWS, A CLUSTER LOT DEVELOPMENT, as recorded in Instrument No. 20150406-0029421.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080731-0078498, as amended in Instrument No. 20110927-0074551.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070112-0005324.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071226-0146916.

Easement for the flow of the waters of Unnamed, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unnamed.

Soil Absorption Letter recorded in Book 6431, Page 609.

This is improved property located at 2545 Hessey Pass Mount Juliet TN 37122

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2024.

John French

Rebeca French

STATE OF GA
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John French and Rebeca French, 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, at office, this 17th day of June, 2024.

Notary Public
My Commission Expires: 12/5/24

LEONID SAKSON
Notary Public - State of Georgia
Forsyth County
My Commission Expires Dec 5, 2024