Karen Johnson
Batch # 1181777
09/16/2024 09:33:13 AM
Fees: $18.00 Taxes: $3,163.50
Davidson County
DEEDWARR
3 pgs
20240916-0071122

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38315-08-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $855,000.00. Affiant Subscribed and sworn to before me this 13th day of September, 2024. Notary Public My Commission Expires: 11-8-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Darm Kelly Ann Darm 840 Neartop Drive Nashville, TN 37205	OWNER	Map and Parcel No.: 10314002900

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, Mark D. Valiquette and Allison W. Valiquette, husband and wife (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Justin Darm and Kelly Ann Darm, husband and wife (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 840 Neartop Drive, Nashville, Davidson County, Tennessee 37205.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 13th day of September, 2024.

GRANTORS:

Mark D. Valiquette

Allison W. Valiquette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark D. Valiquette and Allison W. Valiquette, 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 13th day of September, 2024.

Notary Public
My Commission Expires:

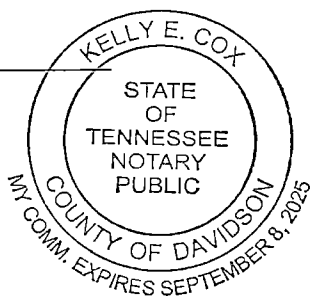


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hillwood Terrace, of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Valiquette and Allison W. Valiquette, husband and wife, by deed dated August 13, 2013 from Laura Charline Mars, unmarried, of record in Instrument No. 20130819-0086783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 2663, Page 50, Register's Office for Davidson County, Tennessee.