Karen Johnson Davidson County
Batch# 1186528 DEEDWARR
09/25/2024 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20240925-0074484

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38291-07-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2024. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hannah Cloutier Paul Cloutier 8435 Highway 70 South Nashville, TN 37221	Legacy Home Loans LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Map and Parcel No.: 12700003000

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, **Melissa Stephenson, Trustee of the Pharmhouse Trust, a Revocable Trust dated February 9, 2022 ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **Paul Cloutier and Hannah Cloutier, wife and husband ("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 8435 Highway 70 South, Nashville, TN 37221.

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 Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors 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.

Docusign Envelope ID: FB72D5AA-07C2-4C07-876F-DEB037982F76

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 made effective as of the ~~25th~~ 19th day of September, 2024.

GRANTOR:

Initial CH

Melissa Stephenson, Trustee of the Pharmhouse Trust

Initial MS

Melissa Stephenson, as
Trustee of the Pharmhouse Trust
under agreement dated February 9, 2022

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Stephenson, Trustee of the Pharmhouse Trust under agreement dated February 9, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of September, 2024.

Nicia Travis

Notary Public
My Commission Expires: 2-7-2029

NICIA TRAVIS
Notary Public - Arkansas
Pulaski County
Commission 12706711
My Commission Expires Feb 7, 2029

Docusign Envelope ID: FB72D5AA-07C2-4C07-876F-DEB037982F76

EXHIBIT "A"

A parcel or tract of land located in the 9th Civil District of Davidson County, Tennessee on the South side of U.S. Highway #70 and being all of a 2 acre tract of record in Book 1449, Page 447, and a small portion of tract #4 of record in book 735, Page 610, as indicated on Plat R.O.D.C., Tennessee and surveyed the 12th day of March, 1963 by S.H. Hutchinson as follows:

BEGINNING at an iron stake, the Northeast corner of the 2 acre tract in Southerly line of tract #4; thence North 0 degrees 30 minutes East 36.5 feet to a stake on the South margin of Highway #70; thence with south margin of Highway, South 84 degrees West passing a corner of the 2 acre tract at 198.5 feet, in all 313 feet to a stake on the South margin of Highway; thence leaving Highway going South 4 degrees East 292 feet to a stake in a field; thence North 89 degrees 30 minutes East 249 feet to an iron stake; thence North 20 degrees East 125 feet to an iron stake; thence North 0 degrees 30 minutes East 155 feet to the point of beginning, containing 2.08 acres more or less.

TOGETHER with an easement for driveway purposes (together with the right to maintain and/or repair), appurtenant to said 2.08 acres, over and across that portion of the Easterly 2.40 feet, more or less, of the property lying West of and adjacent to said 2.08 acres, which is being used for driveway purposes on February 26, 1993.

Being the same property conveyed to Melissa Stephenson, Trustee of The Pharmhouse Trust, A Revocable Trust Dated February 9, 2022, by deed dated February 22, 2022 from Britney Ruegsegger, an unmarried woman, of record in Instrument No. 20220223-0020391, 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. Easement for Driveway contained in the Deed of record in Book 8881, Page 99, Register's Office for Davidson County, Tennessee.
5. Easement for public utilities of record in Instrument No. 20020520-0061279, Register's Office for Davidson County, Tennessee.
6. Title to that portion of the land lying below the ordinary low water mark of Harpeth River.
7. Easement for the flow of the waters of Harpeth River, and the rights of the public therein.
8. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.
9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Harpeth River (or creek).

True Copy Certification

I, **Tonya Cherry,** 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 19 day of September, 2024.

Affiant Signature
Date 9/25/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027