THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049137** Karen Johnson Davidson County Batch# 1206874 DEEDWARR 11/20/2024 09:35:30 AM 3 pgs Fees: $18.00 Taxes: $2,516.00 20241120-0090115	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2024. Notary Public My Commission Expires: 7-6-26 AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

WARRANTY DEED

Address New Owner: Carter Bills and Landon Bills 6645 Christiansted Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 10 0B 012.00

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, **Jacqueline Novak n/k/a Jacqueline Layreau and Pierrick Layreau, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carter Bills and Landon Bills, husband and wife, and Sam C. Bills, Jr., as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of CHRISTIANSTED VALLEY, PHASE 1, REVISION 1 of record in Plat at Instrument No. 20000215-0015149, Instrument No. 20000215-0015150 and revised in Instrument No. 20010209-0012852, 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 Jacqueline Novak and Pierrick Layreau, by Warranty Deed from Brandon C. Nunnally and Bartt Nunnally, Wife and Husband, of record in Instrument No. 20201117-0135511, in the Register's Office of Davidson County, Tennessee, dated November 12, 2020 and recorded on November 17, 2020. Jacqueline Novak now known as Jacqueline Layreau.

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 CHRISTIANSTED VALLEY, PHASE 1, REVISION 1, as recorded in Instrument No. 20000215-0015149, Instrument No. 20000215-0015150 and revised in Instrument No. 20010209-0012852.
All matters on the old plat of record in Plat Book 1, Page 95.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 19991221-0305559, as amended in Instrument No. 20000728-0074515 and Supplemented in Instrument No. 20070206-0015266 and Rules and Regulations recorded in Instrument No. 20170602-0055138.
Storm Water Detention Agreement as set forth in instrument recorded in Book 11628, Page 8.
Charter for Christiansted Valley Homeowners Association recorded as Instrument No. 19991221-0305560, as amended in Instrument No. 19991221-0305561.
Common Open Space Deed recorded as Instrument No. 20020916-0112445, as corrected in Instrument No. 20030715-0098810 and Instrument No. 20050516-0054926.

This is improved property located at 6645 Christiansted Lane Nashville TN 37211

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 18th day of November, 2024.

Jacqueline Novak n/k/a Jacqueline Layreau

Pierrick Layreau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacqueline Novak n/k/a Jacqueline Layreau and Pierrick Layreau, 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 18th day of November, 2024.

Notary Public
My Commission Expires: 5/08/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 11-18-24 (date of document).

Date: 11-18-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 18th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026