Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5778

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of December, 2024

Notary Public

Commission Expires:

KRISTI M. JOHNSTON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/31/2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1216644 DEEDWARR
12/16/2024 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20241216-0097477

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Gagnon Tennessee Community Property Trust, dated December 1, 2023 8359 Greenvale Drive Nashville, TN 37221	The Gagnon Tennessee Community Property Trust 999 St. John Rd LaScassas, TN. 37085	155-15-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Aleshia Ruth Curry and Calvin Markeese Curry, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Edward Gagnon and Joyce Janezic Gagnon, Co-Trustees of the Gagnon Tennessee Community Property Trust, dated December 1, 2023

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot 1, on the Final Plat, Re-subdivision of the Southern part of Reserved Parcel "B" on the Plat of Natchez Trace Estates, Section II, of record in Instrument No. 20220223-0020342, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Lee and wife, June B. Lee by Warranty deed from Clifford F. Anderson Jr. and Wife Lorftta T. Anderson of record in Book 913, page 5640, Register's Office for Davidson County, Tennessee, dated August 20, 1980 and recorded on August 20, 1980. (Value or consideration shown in aforementioned deed $5,000.00.).

Being the same property conveyed to June B. Lee by Quitclaim deed from Robert H. Lee of record in Book 6019, page 255, Register's Office for Davidson County, Tennessee, dated March 11, 1983 and recorded on March 11, 1983. (Value or consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Debbie Lee Fisher by Quitclaim deed from June B. Lee of record in Book 8004, page 311, Register's Office for Davidson County, Tennessee, dated December 13, 1989 and recorded on December 13, 1989. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Aleshia Ruth Curry and Calvin Markeese Curry, wife and husband by Warranty Deed from Debbie Lee Fisher, dated March 9, 2022 and recorded March 18, 2022 in Instrument No. 20220318-0031589, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8359 Greenvale Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of December, 2024.

Calvin Markeese Curry

Aleshia Ruth Curry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2024, before me personally appeared Calvin Markeese Curry and Aleshia Ruth Curry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2024.

Notary Signature
My commission expires: 2·22·2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitsos *(custodian's name)*, 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 December 11, 2024 *(date of document)*.

Custodian's Signature

12/11/24
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY