THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16308-BW

Karen Johnson
Batch # 1218875
12/26/2024 09 12 02 AM
Fees $13 00 Taxes $4,625 00

Davidson County
DEEDWARR
2 pgs

20241226-0099420

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,250,000 00

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2024

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Clarksville NTC Properties, LLC, a Tennessee limited liability company	NEW OWNER	
2435 Hidden River Lane		118-11-0-112.00
Franklin, TN 37069-6933		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James P. Vienneau and wife, Adelaide M. Vienneau**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarksville NTC Properties, LLC, a Tennessee limited liability company**

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 No. 4 of Block "G" on the Map of Berry Hill Gardens, of record in Plat Book 1130, Page 36, 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 James P. Vienneau and wife, Adelaide M Vienneau by Warranty Deed from Estate of Gracey Spivey Sledge and Barbara Wood Serrano and Betty Wood Bond of record in Book 10207, page 58, Register's Office for Davidson County, Tennessee, dated September 27, 1996 and recorded on September 30, 1996

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2824 Erica Place, Nashville, TN 37204**

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 do 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.

Witness our hands this the 19 day of December, 2024.

James P. Vienneau

Adelaide M. Vienneau

STATE OF COLORADO
COUNTY OF LARIMER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James P. Vienneau,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of December, 2024.

My Commission expires. 10-15-2026

Notary Public

MARTIN S DE JONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184040412
MY COMMISSION EXPIRES OCTOBER 15, 2026

STATE OF COLORADO
COUNTY OF LARIMER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adelaide M. Vienneau,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of December, 2024

My Commission expires: 10-15-2026

Notary Public

MARTIN S DE JONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184040412
MY COMMISSION EXPIRES OCTOBER 15, 2026