WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222461 DEEDWARR
01/02/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $7,751.50
20250102-0000186

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,095,000.00.

Affiant

Subscribed and sworn to me on 12/23/24.

NOTARY PUBLIC

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy D. Pool 711 HILL ROAD BRENTWOOD, TN 37027	SAME AS NEW OWNER	160 00 0 027.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Laureen M. Vigil, Trustee of the Laureen Vigil Revocable Trust dated June 3, 2002, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Timothy D. Pool, being the same person as Timothy Daniel Pool, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 1, on the Plan of FIRST AMENDMENT MAY LANDS SUBDIVISION, as shown by plat appearing of record in Instrument No. 20010827-0092092, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Laureen M. Vigil Revocable Living Trust dated June 3, 2002, by Quitclaim Deed from Laureen M. Vigil, unmarried, of record in Instrument No. 20041019-0125455, in the Register's Office of Davidson County, Tennessee, dated October 15, 2004 and recorded on October 19, 2004.
>
> Being the same property conveyed to Laureen M. Vigil, by Warranty Deed from Leland J. Lancaster, Jr. and wife, Michelle F. Lancaster, of record in Instrument No. 20040715-0084305, in the Register's Office of Davidson County, Tennessee, dated July 13, 2004 and recorded on July 15, 2004.
>
> This is improved property known as 711 HILL ROAD, BRENTWOOD, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 my hand this 12/23/24.

Laureen Vigil Revocable Trust
dated June 3, 2002

By: Laureen M. Vigil, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23RD day of December, 2024, before me, the undersigned Notary Public, personally appeared, Laureen M. Vigil, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the Laureen Vigil Revocable Trust dated June 3, 2002, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Laureen Vigil Revocable Trust dated June 3, 2002, by herself as such trustee.

Witness my hand and official seal on 12/23/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/23/24.

Affiant Signature – Joshua A. Terry

12/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27