WARRANTY DEED

Karen Johnson Davidson County
Batch # 1224538 DEEDWARR
01/08/2025 08:26:32 AM 2 pgs
Fees: $13.00 Taxes: $1,563.25
20250108-0001536

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$422,500.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS 3 day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 2/25/28

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Sarah Figueroa and Likai He	Same as Owner	**41-3A-36.00**
1332 Goodmorning Drive		
Nashville, TN 37207		
(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, ***Marc Kevin Primeau and Katharine Brooke Primeau, husband and wife,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Sarah Figueroa and Likai He , wife and husband,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1332 Goodmorning Drive, Nashville, Nashville, TN 37207. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot 71, as shown on the map entitled the Plan of the Final Plat, Section One, Vantage Pointe (formerly North Forty), of record n Instrument No. 200310170154221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marc Kevin Primeau and Katharine Brooke Primeau by Warranty Deed from John R Primeau dated 5/21/21 and filed for record on 5/24/21 of record in Inst. No. 202105240069837, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (x x) Property, known as **1332 Goodmorning Drive, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 3 day of January, 20 25

Marc Kevin Primeau

Katharine Brooke Primeau

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marc Kevin Primeau and Katharine Brooke Primeau** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of January, 20 25.

Commission Expires: 2/29/28

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires