NEW OWNER:
CHRISTOPHER LOGAN FRANZONE
4824 LEESA ANN LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
SOUTHERN BANK OF TENNESSEE
675 N MT JULIET ROAD
MT JULIET, TN 37122

Map & Parcel
076050129.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1619

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1224970 DEEDWARR
01/09/2025 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,250.23
20250109-0002062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Seven Thousand Nine Hundred and 00/100 Dollars ($337,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM T. ST. LAURENT, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER LOGAN FRANZONE, an unmarried man, and AUTUMN S. FORBES, an unmarried woman, as tenants in common with rights of survivorship** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 135, Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to WILLIAM T. ST. LAURENT, a single man, by Warranty Deed from Jennifer Brook Rayburn, an unmarried woman, dated September 18, 2015, and of record in Instrument No. 20150922-0096377, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4824 LEESA ANN LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4860, Page 43, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, JESSICA ST. LAURENT, wife of the said WILLIAM T. ST. LAURENT, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of January, 2025.

WILLIAM T. ST. LAURENT

JESSICA ST. LAURENT

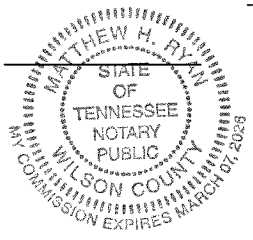
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM T. ST. LAURENT AND JESSICA ST. LAURENT**, 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 and official seal at office this 8th day of January, 2025.

NOTARY PUBLIC

My commission expires: 

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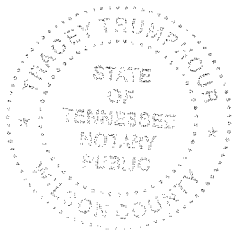
The actual consideration or value, whichever is greater, for this transfer is **$337,900.00.**

AFFIANT

Sworn to and subscribed to before me this 8th day of January, 2025.

NOTARY PUBLIC

My commission expires: 3.8.2025



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 January 8,2025.

Lissa Groom
Affiant
Date: January 8, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of January, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON