Karen Johnson Davidson County
Batch# 1234782 DEEDWARR
02/06/2025 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250206-0009075

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Wilson~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **375,000.00**. Kristin Booth Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 01/29/2025 Notary Public MY COMMISSION EXPIRES: 03/03/2025 (AFFIX SEAL)

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Hollencamp	Movement Mortgage, LLC	**043-05-0-164.00**
205 Garner Avenue **Madison, TN 37115**	8024 Calvin Hall Rd. Indian Land, SC 29707	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ***Daniel T. Rousseau, Jr., unmarried and Lisa J. Rousseau, a married woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Hollencamp, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Tract No. 30 of Block "B" on the Plan of Kennaston Estates of record in Plat Book 843, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel T. Rousseau, Jr., a married man, and Lisa J. Rousseau, a married woman by Warranty Deed dated May 26, 2021 from Christy A. Keech and

Stephen A. Keech, wife and husband, recorded June 11, 2021, in Instrument Number 20210611-0078704, in the Register's Office of Davidson County, Tennessee.

*This Property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **205 Garner Avenue, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 29th day of **January, 2025**.

Daniel T. Rousseau Jr.

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Daniel T. Rousseau, Jr.**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of **January**, **2025**.

NOTARY PUBLIC

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

Lisa J. Rousseau

Lisa J. Rousseau

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lisa J. Rousseau**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of **January, 2025**.

Edward Faria

NOTARY PUBLIC

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
March 03, 2025

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 29, 2025.

Affiant Signature

6th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028