WARRANTY DEED

Karen Johnson Davidson County
Batch# 1247988 DEEDWARR
03/19/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250319-0019651

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.18.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grace B. Constant		075-15-0A-205.00
(NAME)	(NAME)	
205 Stoners Glen Court	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Robin Elizabeth Boutillette, Trustee of the Irrevocable Trust of Warren E. Bragg and Sharon H. Bragg, Irrevocable Trust dated September 6, 2022,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Grace B. Constant, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 205, as shown on the Plan of Phase Three, Stoner's Glen, of record in Instrument No. 20010726-0079444, as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, and established by the Declaration of record in Instrument No. 20000526-0052723, as amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20160829-0090242, and Instrument No. 20220726-0085300, together with an undivided percentage interest in common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Sharon H. Braqq, married by Warranty Deed from Frank Batson Homes, Inc., dated 05/03/2002, of record in Instrument No. 20020508-0056658, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon H. Bragg and Warren E. Bragg, wife and husband by Quitclaim Deed from Sharon H. Bragg, married, dated 01/14/2011, of record in Instrument No. 20110128-0008053, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin Elizabeth Boutillette, Trustee of the Irrevocable Trust of Warren E. Bragg and Sharon H. Bragg, dated September 06, 2022, by Quitclaim Deed from Warren E. Bragg and Sharon H. Bragg, husband and wife, dated 09/06/2022, of record in Instrument No. 20221004-0109242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 205 Stoners Glen Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 12th day of March, 2025.

Warren E. Bragg and Sharon G. Bragg, Irrevocable Trust dated September 6, 2022

Robin Elizabeth Boutillette, Trustee

By: Robin Elizabeth Boutillette, Trustee

State of Tennessee
County of Putnam

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robin Elizabeth Boutillette, Trustee of the Irrevocable Trust of Warren E. Bragg and Sharon H. Bragg, dated 9/6/2002 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 12th day of March, 2025.

Notary Public:

My Commission Expires: May 19, 2027

BIANCA A. BREA
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 March 12, 2025.

Lissa Groom
Affiant
Date: March 12, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of March, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON