LL# 10610

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-914

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,200.00

Janice Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of March, 2025

Theresa J Wiggington
Notary Public

Commission Expires: 1.31.2029

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1253372 DEEDWARR
03/28/2025 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $829.54
20250328-0023364

Address of New Owner	Send Tax Bills To:	Map & Parcel
Susan Freeman PO Box 150868 Nashville, TN 37215	Truist Bank 1001 Semmes Ave. Nashville, TN 37215	117-11-0B-100.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Donald James Saucier, Trustee of the Donald James Saucier Irrevocable Trust dated June 14, 2021

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Freeman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being further known as Unit G4, Parcel 100, together with the appurtenant common elements of Villager East Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Villager East Condominium, of record in Book 5457, Page 298; as amended in Book 5553, Page 336, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto, to which reference is hereby made. Said Unit being also depicted on the site plan The Villager East of record in Book 5200, Page 235, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Villager East Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Donald James Saucier, Trustee of the Donald James Saucier Irrevocable Trust dated June 14, 2021 by Warranty Deed from Bryan Scott Jones, Trustee of Thomas E. Ervin Revocable Living Trust dated June 28, 2012 of record in Instrument No. 20220714-0080966 Register's Office for Davidson County, Tennessee, dated July 12, 2022 and recorded on July 14, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3600 Hillsboro Pike, Unit G-4, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 27th day of March, 2025.

Donald James Saucier Irrevocable Trust dated June 14, 2021

By: Donald James Saucier
Donald James Saucier, Trustee

STATE OF Florida
COUNTY OF Broward

On this 27th day of March, 2025, before me virtually appeared Donald James Saucier, Trustee of Donald James Saucier Irrevocable Trust dated June 14, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2025. ID Produced: a valid Driver's License.

Notary Signature Norman James Embree
My commission expires: 09/02/2026

NORMAN JAMES EMBREE
Notary Public - State of Florida
Commission # HH 278016
Expires on September 2, 2026

Notarized remotely online using communication technology via Proof.

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 March 27, 2025.

John M. Lee, Attorney

Date: March 27, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 27th day of March 2025.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY