This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1255048 DEEDWARR
04/02/2025 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250402-0024970

New Owner:	**Send Tax Bill:**	**Map/Parcel**
NICHOLAS BESSETTE, Trustee KATHERINE BESSETTE, Trustee BESSETTE REVOCABLE LIVING TRUST dated December 6, 2024 827 Watts Lane Nashville, TN 37209	PennyMac Loan Services, LLC P.O. Box 4095 Carol Stream, IL 60197-4095	103010L00100CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

Sworn to and subscribed before me this February 17, 2025.

Notary Public

My Commission Expires:

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, NICHOLAS STEVEN BESSETTE and KATHERINE BESSETTE, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to NICHOLAS BESSETTE and KATHERINE BESSETTE, Trustees of the BESSETTE REVOCABLE LIVING TRUST, dated December 6, 2024, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 February 17, 2025

By: _____
NICHOLAS STEVEN BESSETTE

_____
KATHERINE BESSETTE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NICHOLAS STEVEN BESSETTE and KATHERINE BESSETTE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 17, 2025.

_____
NOTARY PUBLIC

My Commission Expires: Jan. 22, 2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee being Unit No. 827, on the plan of 827 & 829 Watts Lane Townhomes, a Horizontal property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191022-0108193, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being a portion of the same property conveyed to HR Investments, LLC, a Tennessee limited liability company by deed from Pamela Sharpe, Jeffrey E. Dillingham, Jeannie M. Hansford and Douglas L. Dillingham, of record in Instrument No. 20190501-0040370, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 103010L00100CO.
2. All matters appearing on the Plan of record as Instrument No. 20190917-0094123, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Site Plan attached as Exhibit B to the Declaration of record in Instrument No. 20191022-0108193, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 827 & 829 Watts Lane Townhomes, of record in Instrument No. 20191022-0108193, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

Being the same property conveyed to NICHOLAS STEVEN BESSETTE and KATHERINE BESSETTE, husband and wife, by Warranty Deed of record from HR INVESTMENTS, LLC, a Tennessee limited liability company, in Instrument No. 202103090030905, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 827 Watts Lane, Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 February 17, 2025 (date of document).

Signature

February 17, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of February 2025.

Notary Public
My Commission expires: Jan 22, 2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029