Karen Johnson Davidson County
Batch# 1255789 DEEDWARR
04/02/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250402-0025148

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF ~~MARCH~~ APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0089

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yves Francois and Michelle R. Francois and Christian Francois and Ivey B. Francois	Wilson Bank and Trust	Map: 098060B00500CO
(NAME) 1009 Larkwood Dr.	(NAME) 105 N. Castle Heights	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS JAMES WILLIAMSON AND CAROL JEAN WILLIAMSON, AS TRUSTEES OF THE THOMAS JAMES WILLIAMSON LIVING TRUST AND THOMAS JAMES WILLIAMSON AND CAROL JEAN WILLIAMSON, AS TRUSTEES OF THE CAROL JEAN WILLIAMSON LIVING TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YVES FRANCOIS AND MICHELLE R. FRANCOIS, HUSBAND AND WIFE, AND CHRISTIAN FRANCOIS AND IVEY B. FRANCOIS, HUSBAND AND WIFE,

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

LAND located in Davidson County, Tennessee, and being known and designated as Unit A of Lot No. 48D. on the plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions of Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase I, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction, of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas James Williamson and Carol Jean Williamson, as the Trustees of The Thomas James Williamson Living Trust and Thomas James Williamson and Carol Jean Williamson, as the Trustees of The Carol Jean Williamson Living Trust, by Quitclaim Deed from Thomas James Williamson and wife, Carol J. Williamson, of record in Instrument No. 20200717-0078592, dated July 9, 2020, Register's Office for said County. See also prior deed of record in Instrument No. 20140904-0080906, dated September 3, 2014, said Register's Office.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051122-0141076 and Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office; (3) Utility Easement to TVA of record in Book 1291, Page 99, Register's Office for said County; (4) Maintenance Agreement of record in Instrument 20051024-0128043, Register's Office for said County; (5) Storm Water Easement of record in Instrument 20050222-0019150

and Instrument 20060120-0008000, Register's Office for said County; (6) Charter for Homeowner's Association of record in Instrument 20060223-0021110, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20061004-0122802; and Instrument 20051122-0141076, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1009 Larkwood Dr., Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness our hands this 31st day of March, 2025.

The Thomas James Williamson Living Trust

BY: Thomas James Williamson
Thomas James Williamson
Co-Trustee

BY: Carol Jean Williamson
Carol Jean Williamson
Co-Trustee

The Carol Jean Williamson Living Trust

BY: Thomas James Williamson
Thomas James Williamson
Co-Trustee

BY: Carol Jean Williamson
Carol Jean Williamson
Co-Trustee

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas James Williamson and Carol Jean Williamson, Co-Trustees of The Thomas James Williamson Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustees of The Thomas James Williamson Living Trust, and that he/she as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Thomas James Williamson and Carol Jean Williamson, as Co-Trustees.

Witness my hand and official seal this 31st day of March, 2025.

My commission expires: 7/19/2025

Notary Public

DIANE CORNELIUS
Notary Public - State of Florida
Commission # HH 423676
My Comm. Expires Jul 19, 2027
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas James Williamson, and Carol Jean Williamson, Co-Trustees of The Carol Jean Williamson Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustees of The Carol Jean Williamson Living Trust, and that he/she as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Thomas James Williamson and Carol Jean Williamson, as Co-Trustees.

Witness my hand and official seal this 31st day of March, 2025.

My commission expires: 7/19/2025

Notary Public

DIANE CORNELIUS
Notary Public - State of Florida
Commission # HH 423676
My Comm. Expires Jul 19, 2027
Bonded through National Notary Assn.

Certification of Recorded Documents

I, Karen Suggs, 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 31, 2025.

(AFFIANT) – Karen Suggs

03/31/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of March, 2025.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON