2025'0162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1255929 DEEDWARR
04/03/2025 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $906.13
20250403-0025310

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob French	New Owner	162-09-OB-067.00
(NAME)	(NAME)	
5600 Country Drive, Unit 154		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we **Emily Joyce St. Amant, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob French, a single person**, 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 the 5th Civil District of Davidson County, Tennessee, being Townhouse No. 154, on the Plan of Hickory Valley Condominiums, Phase III, Revised, of record in Book 5050, Page 94, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description to the Property.

Being the same property conveyed to Emily Joyce St., Amant by Warranty Deed from Kathleen Sutherland, unmarried, dated 08/12/2020, of record in Instrument No. 20200813-0090772, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

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 ☒ 5600 Country Drive, Unit 154, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

202504030025310
NotaryCam Doc ID: db01d379-026c-4709-8a00-b6e49c97fa5d

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 31st day of March, 2025.

Emily Joyce St. Amant

Emily Joyce St. Amant

State of Florida
County of Broward

Personally appeared before me, by means of two-way video and audio conference technology, the undersigned, a Notary Public in and for said County and State, the within named Emily Joyce St. Amant, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Graig Raoul

Notary Public: Graig Raoul
My Commission Expires: 6/8/2028

Graig Raoul
Commission No. HH526302
Expires: June 08, 2028
Notary Public-State of Florida

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

202504030025310
NotaryCam Doc ID: db01d379-026c-4709-8a00-b6e49c97fa5d

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/31/25 (date of document).

Affiant Signature

4/2/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON