Karen Johnson Davidson County
Batch# 1265586 DEEDWARR
04/29/2025 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,586.30
20250429-0032819

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1489

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of April, 2025

Notary Public

Commission Expires: 10/27/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Walker Tuten and Erin Tuten 6366 Alamo Place #A Nashville, TN 37209	New Owner	091-09-3C-001.00-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,

Camryn Deann Mireault, unmarried, and Allan James Mireault, a married man

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

Walker Tuten and Erin Tuten, husband and wife

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6366 Alamo Place Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6366 Alamo Place Homes, a Horizontal Property Regime, of record in Instrument Number 20170208-0013111, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Zachary Inman, single man by Warranty Deed from Daniel Stephenson and Hannah Stephenson, Husband and Wife of record in Instrument No. 20180306-0020934 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 06, 2018.

Being the same property conveyed to Camryn Deann Mireault, Unmarried and Allan James Mireault, a Married Man by Warranty Deed from Zachary Inman and Lindsay Caroline Inman, Husband and Wife of record in Instrument No. 20240110-0002063 Register's Office for Davidson County, Tennessee, dated January 05, 2024 and recorded on January 10, 2024.

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE OF ALLAN JAMES MIREAULT NOR HIS SPOUSE.

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: 6366 Alamo Place #A, Nashville, TN 37209

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 22nd day of April, 2025.

Camryn Deann Mireault

Camryn Deann Mireault

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of April, 2025, before me personally appeared Camryn Deann Mireault, 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 22 day of April, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Allan James Mireault

STATE OF Texas
COUNTY OF Collin

On this 16th day of April, 2025, before me personally appeared Allan James Mireault, 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.

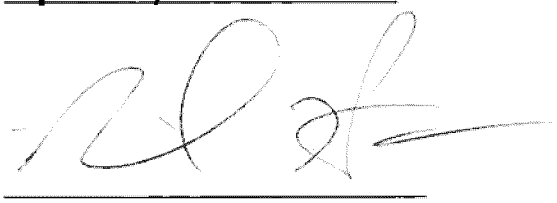
Witness my hand, at office, this 16th day of April, 2025.

Notary Signature
My commission expires: 08/04/2025

RICHARD V WHITE
Notary ID #131235563
My Commission Expires
August 4, 2025

Certificate of Authenticity

I, Nick Harris, 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 **April 22, 2025**.



Affiant Signature

4/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **April**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

