NEW OWNER:
SUSAN BEAUPRE
3825 LEONA PASS
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0396

Map & Parcel
098130C178.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1268469 DEEDWARR
05/05/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,954.45
20250505-0034439

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Ninety-Eight Thousand Five Hundred and 00/100 Dollars ($798,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **J. DOUGLAS LACKEY and SUSAN S. LACKEY, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROGER BEAUPRE and SUSAN BEAUPRE, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 171, Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. DOUGLAS LACKEY and wife, SUSAN S. LACKEY, by Warranty Deed from Kayla Boys and husband, Daron Boys, acknowledged August 19, 2013, and of record in Instrument No 20131021-0109551, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3825 LEONA PASS, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20060522-0059944, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of April, 2025.

J. DOUGLAS LACKEY

SUSAN S. LACKEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **J. DOUGLAS LACKEY and SUSAN S. LACKEY** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2025.

NOTARY PUBLIC

My commission expires: 5/6/27

JOANN AULOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$798,500.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2025.

NOTARY PUBLIC

My commission expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 28, 2025.

Signature
April 28, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 28, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY