Karen Johnson Davidson County
Batch# 1277307 DEEDWARR
05/23/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,237.65
20250523-0040986

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250400035

WARRANTY DEED

MICHAEL L DAVIS NOTARY PUBLIC STATE OF WISCONSIN

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$334,500.00

Camus Junior Desforges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
23rd day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 10-12-2027

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexis Marie Vatterott 314 Mapleton Aly Hermitage, TN 37076		097-02-0A-087.00 CO

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, WE,

Camus Junior Desforges, Unmarried

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

Alexis Marie Vatterott, a single woman

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:

LAND in Davidson County, Tennessee, being Lot No. 87 on the plan of the Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Camus Junior Desforges, unmarried, by Warranty Deed from Stephanie Pirera, an unmarried woman, dated 1/20/2023 and recorded 1/23/2023 in Instrument No. 20230123-0005001, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **314 Mapleton Aly, Hermitage, TN 37076**
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 22nd day of May, 2025.

Camus Junior Desforges

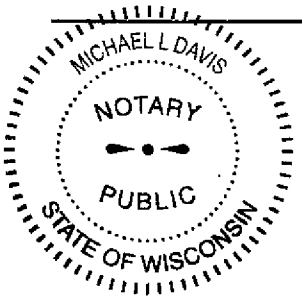
STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Camus Junior Desforges the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Milwaukee, Wisconsin, this 22nd day of May, 2025.

Commission Expires: 10-12-2029

Notary Public



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 22, 2025 (date of document)

Affiant Signature

May 23, 2025
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of May, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202505230040986