WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292505 DEEDWARR
07/01/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250701-0051999

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Chancelor Freels and Hayley Freels		173-1-172
(NAME)	(NAME)	
627 Monte Carlo Drive	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250966

For and 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, **Austin Guillemet, a married man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Chancelor Freels and Hayley Freels, 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. :

Certain real property situate in the 31st Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 391 on the Addition to Monte Carlo Estates, Section One of record in Plat Book 5190, page 237, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Austin Guillemet, a married man, by Warranty Deed from L. Ray Baumgartner II dated 01/31/2025 and filed for record in Instrument No. 20250203-0007888, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 627 Monte Carlo Drive, Antioch, TN 37013
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of June 2025

Austin Guillemet

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Austin Guillemet, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of June, 2025.

Notary Public
My Commission Expires: 4/24/25



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 June 30, 2025.

Lissa Groom
Affiant
Date: June 30, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of June, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON