This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6235-LV

Karen Johnson Davidson County
Batch# 1293179 DEEDWARR
07/02/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20250702-0052488

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2025.

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 4/18/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erin Garrett 2938 Lakeland Drive Nashville, TN 37214	New Owner	096 14 0 015.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Alyse Dusseault, Single Woman (individually and/or collectively, "Grantor"), transfer and convey unto Erin Garrett, a single woman (individually and/or collectively, "Grantee"), 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 414 on the Plan of CLOVERHILL, SECTION NO. VII, of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alyse Dusseault, Single Woman, by Warranty Deed from Anna Jane Porter, an unmarried woman of record in Instrument No. 20220722-0083816, in the Register's Office of Davidson County, Tennessee, dated July 21, 2022 and recorded on July 22, 2022.

This is improved property located at: **2938 Lakeland Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2025.

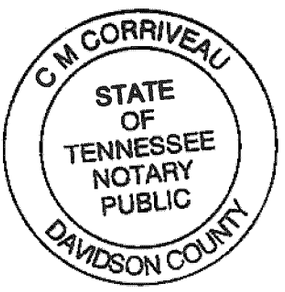
GRANTOR:

Alyse Dusseault

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyse Dusseault, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2025.



Notary Public
My Commission expires: 01/22/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 7/1/2025.

Affiant Signature – Joshua A. Terry

7/2/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/2025

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON