Warranty Deed

Karen Johnson
Batch # 1297039
07/14/2025 08 47 46 AM
Fees $13 00 Taxes $1,498 50

Davidson County
DEEDWARR
2 pgs

20250714-0055078

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2025

Tracey Perry
Notary Public

My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Kendra M. Gould and Alexander G. Gould	OWNER	033-03-0B-006.00-CO
117 Vine Lane		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN BELISLE AND CAROLINE CLIPPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENDRA M. GOULD AND ALEXANDER G. GOULD, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 111 on the Plan of Dry Creek Farms, Section 2 of record in Plat at Instrument No. 20040421-0045040, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Belisle and Caroline Clipper, husband and wife by Warranty Deed from Charles Vesey and Luara Vesey, husband and wife of record in Instrument No. 20171129-0121943 Register's Office for Davidson County, Tennessee, dated November 27, 2017 and recorded on November 29, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 117 Vine Lane, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2025.

Justin Belisle

Caroline Clipper

STATE OF ~~TENNESSEE~~ District of Columbia RB
COUNTY OF ~~DAVIDSON~~ District of Columbia RB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Belisle and Caroline Clipper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2025.

Rhashida Beyenum
Notary Public

My Commission Expires: March 14, 2029

RHASHIDA BEYNUM NOTARY PUBLIC EXP. 3-14-29 DISTRICT OF COLUMBIA

District of Columbia
Signed and sworn to (or affirmed) before me on July 10, 2025 by Caroline Clipper and Justin Belisle
Date — Name(s) of individual(s) making statement
Signature of Notarial Officer
Notary
Title of Office
My commission expires: March 14, 2029