Karen Johnson Davidson County
Batch# 1300982 DEEDWARR
07/23/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20250723-0058268

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7.3.29
(AFFIX SEAL)

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

W-NER-25-1538

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jared Joel Finck and Emmelia Winnifred Finck	**NEW OWNER**	
(NAME)	(NAME)	
1538 & 0 Neelys Bend Road		**06300000800** **06300000900**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURENT CHAMPONNOIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARED JOEL FINCK AND EMMELIA WINNIFRED FINCK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract 1: (063 00 0 008.00)

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swan, Jr., May 25, 1957, as follows:

Beginning at an iron pin in the Westerly margin of Neely's Bend Road, said iron pin being 376 feet, more or less Southerly from the Northeast corner of the property conveyed to C.W. Carroll by deed of record in Book 636, Page 515, Register's Office for said County, said point also being 128 feet Southerly from the Southeast corner of the property conveyed to J.M. Beck and wife Mary G. Beck by deed from C.W. Carroll, a widower, of record of record in Book 1025, Page 386, said Register's Office; thence with the margin of said road, South 19 degrees 30 minutes East 38.5 feet to an iron pin; thence South 77 degrees 6 minutes West 150 feet more of less to an iron pin; thence South 13 degrees 7 minutes East 44 feet more or less to an iron pin; thence South 78 degrees 33 minutes West 120 feet more or less to an iron pin; thence North 14 degrees 29 minutes West 75 feet more or less to a point; then North 77 degrees 61 minutes East 274 feet more of less to the point of beginning.

Tract 2: (063 00 0 009.00)

Being on lot on the West side of Neelys Bend Road, South of Evergreen Trail (48 x 150x Irregular) and being further described as Parcel 9 on Tax Map 63, Davidson County Tax Assessors Office.

Being the same property conveyed to Laurent Champonnois by Warranty Deed from Kleancor Limited Partnership, a Tennessee partnership of record in Instrument No. 20221212-0129018 Register's Office for Davidson County, Tennessee, dated December 7, 2022 and recorded on December 12, 2022. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1538 & 0 Neelys Bend Road, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 18th DAY OF JULY, 2025.

Laurent Champonnois

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 18th of July, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 18, 2025.

J. Carlton Drumwright

July 18, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 18, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY