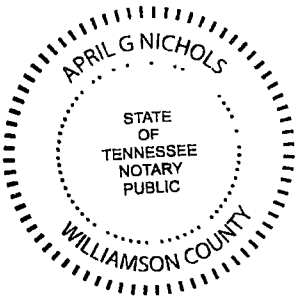


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$425,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of July, 2025

NOTARY PUBLIC

My commission expires My Commission Expires July 6, 2027

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Jayda Bounthasenh	NEW OWNER	098-01-0-067 00
(NAME)	(NAME)	
5177 Roxborough Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dakota Herren and Lauren Herren, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jayda Bounthasenh , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Roxborough, of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to DAKOTA HERREN AND LAUREN HERREN, HUSBAND AND WIFE, by deed from TAYLOR FROMHOLZ, UNMARRIED, AND DANNY QUISHPE, UNMARRIED, of record as Instrument No 20230217-0011599, dated February 10, 2023, in the Register's Office for Davidson County, Tennessee

This property is __unimproved _X_improved property known as 5177 Roxborough Drive, Hermitage, TN 37076

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Karen Johnson Davidson County
Batch # 1303955 DEEDWARR
07/31/2025 08 32 56 AM 2 pgs
Fees $13 00 Taxes $1,572 50
20250731-0060430

Witness our hands this 7th day of July, 2025

Dakota Herren

Lauren Herren

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dakota Herren and Lauren Herren, the herein bargainor, 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, this the 7th day of July, 2025

Notary Public
My Commission Expires 5/14/2029

