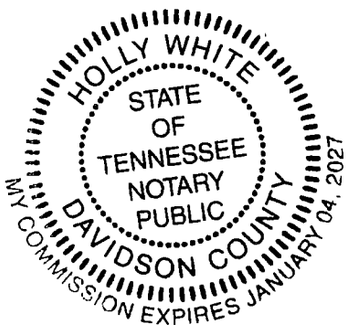


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $514,900 00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2025

Notary Public

My commission expires _____

Karen Johnson Davidson County
Batch # 1311973 **DEEDWARR**
08/20/2025 09 51 16 AM 2 pgs
Fees $13 00 Taxes $1,905 13

20250820-0066576

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To·	Map-Parcel Numbers.
Sean Michael Craig and Michelle Lynn Wier	**New Owner**	**173-10-0A-087.00CO**
6443 Sunnywood Drive		
Nashville, TN 37013		

FOR AND IN 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, WE,

Ronald Roland Charpentier and Willie Charpentier, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Michael Craig and Michelle Lynn Wier, 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

Land in Davidson County, Tennessee, being Lot No 63 on the Plan of Barnes Bend Estates, Section 1 of Phase 2 of record in Instrument No 20060914-0114185, 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 all of the property conveyed to Ronald Roland Charpentier and Willie Charpentier, husband and wife, by deed from Thomas James Reichhart and Nicole Bridget Reichhart, husband and wife, of record in Instrument No 20190913-0092767, dated September 11, 2019, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No 20060914-0114185, Register's Office for Davidson, Tennessee
c All matters of record in Plat Book 6050, Page 146, in the Register's Office for Davidson County, Tennessee
d. Easement of record in Book 6515, Page 495, in the Register's Office for Davidson County, Tennessee
e Storm Water Detention Agreement of record in Instrument No. 20040907-0107464 and Instrument No 20050524-0058216, in the Register's Office for Davidson County, Tennessee
f Right of Way Easement of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee
g Ingress and Egress Easement of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee
h Deed of common areas to Homeowners Association of record in Instrument No 20100520-0039082 and Instrument No 20111019-0081238, in the Register's Office for Davidson County, Tennessee
i Sewer Easement of record in Instrument No 20040413-0041473, in the Register's Office for Davidson County, Tennessee

j Restrictive covenants contained in an instrument of record in Instrument No 20050524-0058309, Register's Office for Davidson County, Tennessee
k. Subject to rights of others in and to common areas/elements
l Subject to lien for special assessment contained in DCCR's/Master Deed
m Subject to HOA dues- if any
n All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 6443 Sunnywood Drive, Nashville, TN 37013

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 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 GRANTEES, 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 19th day of August, 2025

Ronald Roland Charpentier

Willie Charpentier by Ronald Charpentier, her attorney-in-fact

Willie Charpentier by Ronald Charpentier, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ronald Roland Charpentier, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2025

Notary Signature
My commission expires

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald Charpentier, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Willie Charpentier, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Willie Charpentier, and is authorized by Willie Charpentier, to execute this instrument on his behalf

Witness my hand, at office, this 19th day of August, 2025

Notary Signature
My commission expires

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

File #: 25-398
RECORD & RETURN TO.
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027