Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-4314

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of October, 2025

Notary Public

Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chaudoin Family Trust dated Decedmber 12, 2024 2894 Lower Walkers Creek Rd Goodlettsville, TN 37072	NEW OWNER	017-00-0-216.00

WARRANTY DEED

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, I/WE,

Tracy Lynne Austin, single

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Legina Ford Chaudoin Trustee of the Chaudoin Family Trust dated Decedmber 12, 2024

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 described according to a survey of E. F. Luther, Jr., dated February 4, 1974 and revised March, 1974, as follows:

BEGINNING at a point in the southerly margin of Lickton Pike; thence with the southerly margin of Lickton Pike, South 79 deg. 15' West 50 feet to a point in said margin; thence leaving said margin in a generally southerly direction a distance of 15 feet; thence South 35 deg. West 357.1 feet to a point where Shane Fork Creek and tributary thereof intersect; thence South 6 deg. 30' East 127.5 feet to a point in the center line of said creek; thence South 15 deg. 30' West 133.5 feet to a 14-inch beech; thence South 31 deg. 30' East 123.5 feet to a 10-inch walnut; thence South 9 deg. 30' East 128.3 feet to a concrete monument;

Karen Johnson Davidson County
Batch# 1333246 DEEDWARR
10/10/2025 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20251010-0081312

thence South 4 deg. East 211.0 feet to a point, said point being near the easterly bank of said creek; thence South 17 deg. 30' East 500.0 feet to a pillar of rock; thence North 75 deg. 30' East 208.5 feet to a rock; thence North 38 deg. 30' East 401.5 feet to a point; thence North 70 deg. 30' West 71 feet to a point; thence North 62 deg. 30' West 132 feet to a point; thence North 43 deg. 30' West 86 feet to a point; thence North 31 deg. 30' West 88 feet to a point; thence North 36 deg. West 151 feet to a point; thence North 35 deg. West 154 feet to a point; thence North 33 deg. 30' West 301 feet to a point; thence North 16 deg West 93 feet to a point; thence North 10 deg. West 54 feet to a point; thence North 41 deg. East 237 feet to the point of beginning, containing 9.95 acres more or less.

Being the same property conveyed to Charles E. McLeroy and wife, Patricia L. McLeroy, by Deed from Glenn I. Hockney, unmarried, dated March 26, 1974 and recorded March 29, 1974 in Book 4801, Page 139, Register's Office of Davidson County, Tennessee. Reference is made to the final decree of divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 88678 and record in Book 5891, Page 886, in said Register's Office, in which all right, title, and interest in the subject property was divested out of Charles E. McLeroy and vested in Patricia L. McLeroy. The said Patricia L. Lawrence died on or about September 25, 2024. Reference is made to the Affidavit of Heirship for Patricia Lawrence McLeroy naming John Charles Neff and Tracy Lynne McLeroy, also known as Tracy Lynne Austin, as surviving heirs of record in Instrument No. 20250822-0067498, in said Register's Office. Being the same property conveyed to Tracy Lynne Austin, a/k/a Tracy Lynne McLeroy by Quitclaim Deed from John Charles Neff, a widow, dated July 25, 2025 and recorded August 22, 2025 in Instrument No. 20250822-0067498, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6221 Lickton Pike, Goodlettsville, TN 37072

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 10th day of October, 2025.

WARRANTY DEED

Tracy Lynne Austin

STATE OF ~~TENNESSEE~~ Florida no
COUNTY OF ~~WILSON~~ Pinellas no

On this ~~10~~9th no day of October, 2025, before me personally appeared Tracy Lynne Austin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2025.

Notary Signature Natalie Osipov
My commission expires: 12/21/2026



WARRANTY DEED

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of October, 2025.

Affiant Signature
Date 10/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027