Karen Johnson Davidson County
Batch# 1425136 DEEDWARR
05/26/2026 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20260526-0047674

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/19/2028
(AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-5214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Lisa Vaaler and Mark Rowe | NEW OWNER | 142-07-0F-058.00-CO |
| (NAME) | (NAME) | |
| 150 N Lake Ln | | |
| (ADDRESS) | (ADDRESS) | |
| Canton GA 30015 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty Thousand And No/100 Dollars ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANK REMILLARD JOINED BY HIS WIFE, SUSAN REMILLARD,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA VAALER AND MARK ROWE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 58 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869, in the Register's Office of Davidson County, Tennessee, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Frank Remillard, an unmarried man by Warranty Deed from Bradley M. Warren and Caverly G. Warren, husband and wife of record in Instrument No. 20240326-0020924, Register's Office for Davidson County, Tennessee, dated March 22, 2024 and recorded on March 26, 2024. See Scriveners Affidavit in Book _____, page _____, said Reigster's Office.

202605260047672

Susan Remillard, spouse to Frank Remillard, joins in the execution of this instrument to convey all her rights, title, and interest, marital or otherwise.

Subsequently recorded with Power of Attorney of record in Book_____, page _____, Register's Office for said County

202605260047673

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 7252 Highway 70 S, Unit 602, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

[The remainder of this page is intentionally left blank.]

Witness our hands this 26th day of May, 2026

Frank Remillard

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Frank Remillard, 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 at office, this 26th day of May, 2026.

Notary Public

My commission expires: 8-12-2028 (SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness our hands this ____ day of ____

Susan Remillard By Frank Remillard

~~Susan~~ Remillard by Frank Remillad, as Attorney-in-Fact

SUSAN FR

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Frank Remillard, Attorney-in-Fact for Susan Remillard, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Susan Remillard, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 26th day of May, 2026.

Notary Public

My Commission Expires: 8-12-2028
(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, Kristen Jacoby, 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 is a true and correct copy of the original document executed and authenticated according to law on May 26, 2026.

Kristen Jacoby
Signature

Date: 5/26/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 26 day of May, 2026.

Kim Murray
Notary Public

My commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEAL