Karen Johnson Davidson County
Batch# 1427277 DEEDWARR
06/02/2026 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260602-0049588

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to and subscribed before me this May 29, 2026. Comm Exp: Notary Public

ROBERT M. PAUTIENUS III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 1-14-2028

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
RONNIE R. DUCHARME and LAURA T. DUCHARME, Trustees		
DUCHARME FAMILY TRUST dated May 29, 2026	SAME AS NEW OWNER	124-39
2252 Granny Wright Lane		
Hermitage, TN 37076		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, RONNIE DUCHARME and LAURA T. DUCHARME (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to RONNIE R. DUCHARME and LAURA T. DUCHARME, Trustees of the DUCHARME FAMILY TRUST dated May 29, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bridle Path Subdivision, Section 1 of record in Book 5200, Pages 228 & 229 and amended in Book 10031, Page 69, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to RONNIE DUCHARME and LAURA T. DUCHARME, from MICHAEL T. ALLEN by rerecorded Warranty Deed of record in Instrument 20050922-0114217, and as initially conveyed by Warranty Deed of record in Instrument 20050623-0072270, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

The legal description is taken from the prior deed of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 improved property is known as 2252 Granny Wright Lane, Hermitage, TN 37076.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on May 29, 2026.

RONNIE DUCHARME

LAURA T. DUCHARME

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONNIE DUCHARME and LAURA T. DUCHARME, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 29, 2026.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS II
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 May 29, 2026.

5/29/26
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 29th day of May, 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029