Bill Garrett Davidson County
Batch# 128445 DEEDWARR
08/13/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20180813-0079887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 18.

NOTARY PUBLIC

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Oskar & Company Properties, LLC 418 Barbara Dr Madison, TN 37115	owner at owners address	05103007500

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOAN B. GUERTIN, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

OSKAR & COMPANY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County.

Said Lot No. 22 fronts 70 feet on the north side of Chadwell Drive and extends back 251.4 feet on the easterly line and 239.2 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 69.5 feet thereon.

Being the same property conveyed to John P. Guertin, II, by deed of record in Book 7636, page 742, Register's Office of Davidson County, Tennessee. The said John P. Guertin, II has since died on November 22, 2017 leaving

his only heir-at-law, Joan B. Guertin, as evidenced by Affidavit of Heirship of record as Instrument No. 201808130079886, said Register's Office.

This improved property is known as 424 Chadwell Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 8th day of August, 2018.

Joan B Guertin by Dorothy I Guertin her attorney in fact
Joan B. Guertin, by Dorothy I. Guertin, her Attorney In-Fact

State of Arkansas)
County of Carroll)

On this 8th day of August, 2018, before me personally appeared Dorothy I. Guertin, to me known (~~or proved to me on the basis of satisfactory evidence~~) to be the person who executed the foregoing instrument in behalf of Joan B. Guertin, and who acknowledged that she executed the same as the free act and deed of Joan B. Guertin.

Witness my hand and official seal at office, this 8th day of August, 2018.

Notary Public

My commission expires:

JUDY MONTGOMERY Notary Public
Carroll County State of Arkansas
My Commission Expires Aug. 21, 2021
Commission # 12383667

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20180813000798 7