Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0400

Karen Johnson Davidson County
Batch# 213668 **DEEDWARR**
04/03/2019 03:07:20 PM 5 pgs
Fees: $28.00 Taxes: $5,920.00

20190403-0030496

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ CMC DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2019

Carmen Coats
Notary Public
Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
265 E Old Hickory LLC 2400 ELLIOTT DRIVE OLD HICKORY, TN 37138	NEW OWNER	043-13-0-012-00

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,

Keith Jorgensen and Kini Jorgensen, Trustees of The Jorgensen Family Trust

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

265 E Old Hickory LLC, a Limited Liability Company

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:

TRACT NO.1:
Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950, as follows:

BEGINNING on the southerly margin of proposed Burrwood Avenue at a stone located 697 feet west of the westerly margin of Delaware Avenue; thence S 13 deg. W, 109.7 feet to a stake and post in the northeast corner of the property conveyed to Comer L. De

Rossette and wife, by deed from C.H. Woodruff and wife, of record in Book 1629, page 57, said Register's Office; thence with said DeRossette's northerly line N 82 deg. 35' W, 184 feet and continuing in the same direction 111 feet, in all 295 feet to a stake; thence N 16 deg. 25' E, 179.3 feet to a stake in the southerly margin of said proposed Burrwood Avenue; thence with same S 83 deg. 10' E, 267 feet to the beginning, containing 0.93 of an acre, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM TRACT 1 is that property conveyed to the State of Tennessee by Judgment of the Third Circuit Court of Davidson County, Tennessee, recorded in Book 4156, page 984, Register's Office for Davidson County, Tennessee, and described as follows:

AND
Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950.

BEGINNING at a point in the northwest corner of the property of C.L. DeRossette, being on the southerly margin of Duling Avenue, running easterly along said margin 127 feet, more or less, to a point; thence running southeasterly along said margin 145 feet, more or less, to a point on DeRossette's easterly property line; thence running S 12 deg. 44' W, 48 feet, more or less, along DeRossette's easterly property line to a point thence N 86 deg. W, 40 feet to a point; thence with a curve to the left having a radius of 1041.74 feet, an arc distance of 243 feet to a point on DeRossette's westerly property line; thence running northeasterly 105 feet, more or less, along DeRossette westerly property line back to the point of beginning, containing 0.47 acres, more or less.

TRACT NO.2:
LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Old Hickory Boulevard, or Larkin Spring Road, 1326 feet east of the center line of Gallatin Road, as previously located, likewise being 185 feet east of the southeast corner of the Lot conveyed to Scruggs by deed of record in Book 1425, page 392, said Register's Office; thence northerly 331 feet, more or less, to a point; thence easterly 184 feet to a post in a fence line; thence S 20 deg. W, 351 feet to the north margin of Old Hickory Boulevard, or Larkin Springs Road; thence with the margin of the same, westerly 106 feet to the point of beginning.

Being the same property conveyed to Keith Jorgensen and Kini Jorgensen, Trustees of the Jorgensen Family Trust, dated June 30, 2000 by Warranty Deed from 1222 Sussex, LLC, a California limited liability company of record in Instrument No. 20080609-0059096 Register's Office for Davidson County, Tennessee, dated June 02, 2008 and recorded on June 09, 2008. (Value of consideration shown in aforementioned deed $1,025,000.00.) Being also known as 265 Old Hickory Blvd Madison, Tennessee 37115.

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: 265 East Old Hickory Boulevard, 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; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page for Deed)

Dated this the 29th day of March, 2019.

The Jorgensen Family Trust

By: _____, Trustee
Keith Jorgensen, Trustee

By: Kini Jorgensen, Trustee
Kini Jorgensen, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Jorgensen and Kini Jorgensen, Trustees of The Jorgensen Family Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this 29th day of March, 2019.

_____
Notary Public
My Commission Expires: _____

See Attached California All-Purpose Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On 03/22/2019 (Date) before me, Joseph H. Reis Notary Public (Here Insert Name and Title of the Officer)

personally appeared Kini Jorgensen and Keith Jorgensen (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOSEPH H. REIS
Notary Public – California
Orange County
Commission # 2181172
My Comm. Expires Jan 23, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 3/22/2019 Number of Pages: 4

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kini Jorgensen	Signer's Name: Keith Jorgensen
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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