Karen Johnson Davidson County
Batch# 387936 DEEDWARR
04/20/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20200420-0040888

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $418,000.00.

Allison M Noble
Affiant

Subscribed and sworn to before me, this 10th day of April, 2020.

Jennifer A Hoffman
Notary Public

(Notary Stamp) JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

My commission expires: 6/19/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Philip Paquette and Natalie Durda	Philip Paquette and Natalie Durda	072-06-1P-001.00-CO
922A Elvira Ave	922A Elvira Ave	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

TBC Development LLC and KJ Capital, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Philip S. Paquette and Natalie C. Durda, a married couple

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 922 A, Elvira Homes, as shown in the Declaration of Covenants, Conditions and Restrictions for Elvira Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190612-0056607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a part of the same property conveyed to TBC Development LLC and KJ Capital, LLC by Warranty deed from Pierce Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20190612-0056394 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 12, 2019.

This is improved property known as **922A Elvira Ave, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of April, 2020.

TBC Development LLC
James M. Beach – sole Member

KJ Capital, LLC
Kyle Joyner – sole Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James M. Beach and Kyle Joyner, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be sole members of TBC Development, LLC and KJ Capital, LLC, a limited partnership, and that they as such sole members, being authorized so to do, executed the foregoing instrument by signing the name of the limited partnership by himself as sole members, in its capacity as General Partner for TBC Development, LLC and KJ Capital, LLC, the bargainor, a limited partnership, and as such General Partner, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2020.

My Commission Expires: 4/18/21

Danielle Marie Crane

SolomonParks File No. 20-000071-526

Danielle Marie Crane * State of Tennessee Notary Public * Rutherford County

SP 11/2015

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY