This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 591744 DEEDWARR
03/15/2021 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210315-0033631

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $350,000

Affiant Signature
Subscribed and sworn to before me on this the 22 of January, 2021.

Notary Public

My Commission expires _____/_____/_____

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
The Gougeon Property Family Trust O/A/D January 10,2018
470 Lake Point Court
Sunbury, ON P3E 2K8
Canada
SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 07206018900

WARRANTY DEED

20NT03713

Effective the 22 of January, 2021 and 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,

Power Control of Tennessee, Inc.

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

The Gougeon Family Property Trust, O/A/D January 10,2018

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 Map of the Subdivision of the Casper Zopfi Place, as of record in Book 332, page 167, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, as now widened, and runs back between parallel lines 142 feet more or less to an alley.

Being the same property conveyed to Power Control of Tennessee, Inc., by Warranty Deed from Oliver N. Smith and wife, Erna C. Smith, dated 12/24/1986 and recorded 01/30/1987 in Book 7122, page 72, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1049 E Trinity Ln, Nashville, TN 37216

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, expect 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 all 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 the 22 of January, 2021.

PRESIDENT/PCT, INC.

Joel Smith, Sr, President, Power Control of Tennessee, Inc.

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joel Smith Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Power Control of Tennessee, Inc.**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at office, this 22 day of January 2021.

Notary Public

My Commission expires: 9 / 20 / 2022.

ISIS A KOPEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires September 20, 2022

202103150033631

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or 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.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024