Karen Johnson Davidson County
Batch# 622563 DEEDWARR
04/26/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20210426-0055314



My Comm. Expires
March 06, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $1,085,000.00.

Affiant

Sworn to and subscribed before me this 21st day of April, 2021.

Notary Public
My Commission Expires: 3/6/24

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Four Square Realty LLC			
123 South 11th Street	123 South 11th Street	New Owner	08309023400
Nashville, TN 37206-2954	Nashville, TN 37206-2954		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Jonathan M. Kent** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Four Square Realty, LLC, a Tennessee limited liability company** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the East Edgefield Plan of record in Plat Book 21, Page 147, 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 the same property conveyed to Jonathan M. Kent by Warranty deed from Rene Marois and Isabel Gauthier of record in Instrument No. 20071226-0147042 Register's Office for Davidson County, Tennessee, dated December 17, 2007 and recorded on December 26, 2007.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.

Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Grantor further warrants the subject property is commercial and was not used at any time as the residence of Grantor.

WITNESS my hand this the 21 day of April, 2021.

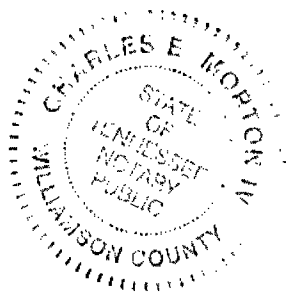
Jonathan M. Kent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Jonathan M. Kent,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 21 day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 1·5·25



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022