Karen Johnson Davidson County
Batch# 626944 DEEDWARR
04/30/2021 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210430-0058298

Lenders Title Company File No. 21-000153-528



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this 29 day of April, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard A. Lakie and Jennifer L. Lakie	New owner	071-07-0F-007.00-CO
105 Duke Street #7		
Nashville, TN 37207		

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,

Jack K. Borchgrevink and Susan S. Borchgrevink, husband and wife

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

Richard A. Lakie and Jennifer L. Lakie, husband and wife

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

Land situated in Davidson County, Tennessee, being Unit No. 7, as established in Declaration of Covenants, Conditions and Restrictions for 105-107 Duke Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180726-0073165, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack K. Borchgrevink and Susan S. Borchgrevink, husband and wife by Warranty deed from Duke Street Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20190930-0099546 Register's Office for Davidson County, Tennessee.

SP 11/2015

This is improved property known as **105 Duke Street #7, Nashville, TN 37207.**

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 28th day of April, 2021.

Jack K. Borchgrevink

Susan S. Borchgrevink

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jack K. Borchgrevink and Susan S. Borchgrevink, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of April, 2021.

Notary Public
My Commission Expires: 10/22/23

RAFAEL ANTONIO CANALES
Notary Public, State of Texas
Commission Expires 10-22-2023
Notary ID 12462754-6

Lenders Title Company File No. 21-000153-528

SP 11/2015

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021