Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 645235 **DEEDWARR**
05/27/2021 10:39:35 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210527-0071890

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-11884-TC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2021.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Paige Holdings, LLC, 2617 Link Dr Franklin TN 37064	New Owner	142-03-0-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Crawford P. Fortune, Jr. and wife, Thelma Sue Fortune**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Paige Holdings, LLC, a Tennessee Limited Liabilty 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:

> Land in Davidson County, Tennessee, being all of Lot No. 291, Section 1, Walnut Hill Manor, according to survey and plat of same appearing of record in Book 4460, page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.
>
> Being the same property conveyed to Crawford P. Fortune, Jr. and wife, Thelma Sue Fortune by Warranty Deed from Paul C. Smith and wife, Denise T. Smith, dated August 9, 1990, recorded August 10, 1990, of record in Book 8172, page 318, Register's Office for Davidson County, Tennessee. Thelma Sue Fortune was appointed Conservator for Crawford P. Fortune, Jr. and authorized to dispose of the subject property by Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P898.
>
> This is ☒ improved or ☐ unimproved property located at: **521 Saddle Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever 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, Grantor has executed this instrument on this 26th day of May, 2021.

GRANTOR:

Thelma Sue Fortune as Conservator for Crawford P. Fortune, Jr.

Thelma Sue Fortune as Conservator for Crawford P. Fortune, Jr.

Thelma Sue Fortune

Thelma Sue Fortune

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thelma Sue Fortune, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thelma Sue Fortune, Conservator for Crawford P. Fortune, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office, this 26th day of May, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22