Karen Johnson Davidson County
Batch# 650018 DEEDWARR
06/04/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20210604-0075309

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1540TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2021.

Notary Public

Commission Expiration: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Joshua Janes 5821 Mackie Place Nashville, TN 37209	Everett Financial Inc dba Supreme Lending XXXXXXXXXXXXXXXX 14801 Quorum Dr. #300 Dallast, TX 75254	091-10-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Ronnie Rivard, a married man and Gabrielle Victoria Rivard, unmarried, as tenants in common with rights of survivorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Janes, unmarried man** 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:

Property known as 5821 Mackie Place Nashville, TN 37209, County of Davidson to wit;

Being Lot No. 79 on the Plan of Subdivision of lots 39 & 40, B.F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee

Said Lot No. 79 fronts 50 feet on the southerly margin of Mackie Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Michael Ronnie Rivard, married and Gabrielle Victoria Rivard, unmarried as tenants in common with rights of survivorship, by deed from The Trinity Group of and Middle Tennessee, LLC, a Tennessee limited Liability Company dated 02/13/2019 filed and recorded on 02/14/2019 in Instrument number 20190214-0013878, said Register's Office. Michael Ronnie Rivard has never lived at the property.

Tax Map and Parcel ID is as follows 091-10-0-036.00

The subject property is not and has never been the principal residence of Michael Ronnie Rivard, nor his spouse or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5821 Mackie Place, Nashville, TN 37209

LTE File No.: 21-1540TN

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 unemcumbered, 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. 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 my hand this 27th day of May, 2021.

Michael Ronnie Rivard

Gabrielle Victoria Rivard

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough
MC 5/27/2021

On this 27th day of May, 2021, before me personally appeared **Michael Ronnie Rivard and Gabrielle Victoria Rivard**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of May, 2021.

Notary Public

MISTIE T RIVERA
Notary Public - State of Florida
Commission # GG 272840
My Comm. Expires Feb 25, 2023

Commission Expiration:
2/25/23

LTE File No.: 21-1540TN

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

