WARRANTY DEED

Karen Johnson Davidson County
Batch# 670818 DEEDWARR
07/02/2021 01:29:03 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20210702-0090239

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration ~~or~~ value, whichever is greater, for this transfer is **$295,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2021.

Notary Public

My commission expires: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barry E. Paquet II	new owner	**162-04-0-009.00**
4941 Shihmen Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry E. Paquet II, a married 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:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Antioch Park, Section 3, of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship by Deed dated March 29, 2021, from Marlena M. Williamson and Henry W. Williamson, III, wife and husband of record in Instrument No. 20210405-0044343, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship pursuant to a Specific Power of Attorney executed by him on the 3rd day September 2020, of record in Instrument No. 20210625-0086359, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 4460, Page 25, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 4519, Page 933, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 4941 Shihmen Drive, Antioch, TN 37013.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-36-TXD-21 4941

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 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. 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/our hand(s) this 25th day of June, 2021.

John T. Gregath by: [signature] Atty in Fact

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship** for the purpose therein contained, by signing the name of **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship** by himself as his Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2021.**

[signature]

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON