Warranty Deed

Karen Johnson Davidson County Batch# 708027 DEEDWARR 08/31/2021 03:32:30 PM 3 pgs Fees: $18.00 Taxes: $2,109.00 20210831-0117523	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Robertson The actual consideration or value, whichever is greater, for this transfer is ~~$575,000.00~~ $70,000.00 Affiant Subscribed and sworn to before me, this the 27th day of August, 2021. Notary Public My commission expires: October 18 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
64 Fern Ave Holdings, LLC	New Owner(s)	071 14 0E 030.00
632 Adams Street, Suite 100		
Bowling Green, KY 42101		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN CARL FONTAINE, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **64 FERN AVE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 30 of Sky At Fern, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restriction establishing Sky At Fern, a Horizontal Property Regime, of record in Instrument No. 20160830-0090887 and amendment recorded in Instrument No's. 20170913-0093673, 20180808-0078087 and 20190410-0032695 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Justin Carl Fontaine, a married man, by Warranty Deed from Eight-Nine King Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190301-0019064, in the Register's Office of Davidson County, Tennessee, dated February 27, 2019 and recorded on March 01, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 64 Fern Avenue 2, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2021.

Justin Carl Fontaine by J. Brandon Miller, His Attorney-in-Fact

Justin Carl Fontaine by J. Brandon Miller, his Attorney-In-Fact

As recorded as Instrument # 20210825-0115061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller as Attorney-In-Fact for Justin Carl Fontaine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, Patti Robitaille, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 27th day of August, 2021.

Patti Robitaille
Affiant Signature

Date: 8/30/2021

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 30 day of August, 2021.

Gillian Buchanan Kummer
Notary Public

My Commission Expires: October 18, 2022

