Karen Johnson Davidson County
Batch# 730906 DEEDWARR
10/06/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211006-0134217

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Music City Properties Partnership 1206 Hazelwood Drive B Smyrna, TN 37167	SAME	072-09-0-395.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacob Bourget and Mary K. Bourget, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Properties Partnership, a Tennessee Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Irvington of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob M. Bourget and Mary K. Bourget, husband and wife by Warranty deed from Luke T. Servedio of record in Instrument No. 20170614-0059636 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 14, 2017.

This conveyance is subject to all conditions, covenants, easements, restrictions and planning documents of record not stated herein & this year's and subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 1019 Carolyn Avenue Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of October, 2021.

_____(SEAL)
Jacob Bourget

_____(SEAL)
Mary K. Bourget

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2021, before me personally appeared Jacob Bourget and Mary Bourget, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2021.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 10/2/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
4th day of October, 2021.

_____
Notary Public
My commission expires: 3/20/2022
File No. 2021-713

MACY EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 10/4/21. (Date of Document)

Affiant Signature

Date: 10/4/21

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 4 day of October, 2021

Notary Public

My Commission Expires: 3/29/2022

