THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

After Recording Return To:
Anthony Laurain and Fredricka Laurain
311 Boxmere Place
Nashville, TN 37215
File Number: 2021-09-101
Parcel ID:

Karen Johnson Davidson County
Batch# 737134 DEEDWARR
10/15/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20211015-0138638

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, 29 th day of September, 2021.

Notary Public
My Commission Expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anthony Laurain and Fredricka Laurain 311 Boxmere Place Nashville, TN 37215	NEW OWNER	Map/Parcel 131-06-0E-311.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, , **Jake Long and Jacqueline Long, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anthony Laurain and Fredricka Laurain, husband and wife**, ("Grantee") all of right, title and interest in and to that certain real property known as **311 Boxmere Place, Nashville, TN 37215**, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 311 of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738, Book 6921, Page 226, Book 6911, Page 831 and Instrument No. 20100401-0024317, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such unit. Being the same property conveyed to Jake Long and Jacqueline Long, husband and wife by Warranty Deed from Hilda M. McGregor, unmarried, ~~10 unmarried~~, of record in Instrument No. 20210426-0054872, in the Register's Office of Davidson County, Tennessee, dated April 23, 2021 and recorded on April 26, 2021. Being the same

property conveyed to Hilda M. McGregor, married, by Warranty Deed from Lindsey Y. Colbert, f/k/a Lindsey M. Young and husband, Joshua K. Colbert, of record in Instrument No. 20041208-0146462, in the Register's Office of Davidson County, Tennessee, dated December 03, 2004 and recorded on December 08, 2004. Hilda M. McGregor, having since divorced as evidenced by Agreed Judgment of Divorce filed August 22, 2019, Case No. 17D-1129, in the Fourth Circuit Court of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29th day of September, 2021.

Jake Long

Jacqueline Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2021, before me personally appeared Jake Long and Jacqueline Long, 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 30th day of September, 2021.

Notary Signature
My commission expires: 9/8/25

WYATT TREVATHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

202110150138638

Certificate of Authenticity

I, Lindsay Philpot, 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 September 29, 2021.

Date

Affiant Signature

October 12, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of October, 2021.

Notary's Signature

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)