WARRANTY DEED

Karen Johnson Davidson County
Batch# 747123 DEEDWARR
10/29/2021 03:46:30 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20211029-0145754

Y-SH-21-1915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Karina E Argow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires January 6, 2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Green and Karina Argow	New Owner	
(NAME)	(NAME)	**072-16-0-029.00**
1915 Berkshire Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GUILLAUME ANTOINE PIERRE LECHAT AND LOUIS JORDANA LECHAT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN GREEN, UNMARRIED, AND KARINA ARGOW, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, 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 Guillaume Antoine Pierre Lechat and Louise Jordana Lechat, husband and wife by Warranty deed from Lauren M. Gibson and Gabriel M. Gibson, a married couple of record in Instrument No. 20190103-0000927 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on January 03, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3000, Page 528, in the Register's Office for Davidson County, Tennessee.
- Charter of Suburban Properties, Inc., of record in Book 2008, Page 267, in the Register's Office for Davidson County, Tennessee.
- Water Main Conveyance of record in Book 3069, Page 40, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant For Mother-In-Law Apartment of record in Instrument Number 20191016-0106182, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1915 Berkshire Dr, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF OCTOBER, 2021.

Guillaume Antoine Pierre Lechat

Louise Jordana Lechat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUILLAUME ANTOINE PIERRE LECHAT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2021.

Notary Public
My Commission Expires: 9/2/24
(SEAL)

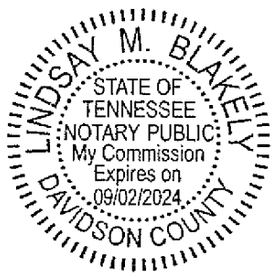


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE JORDANA LECHAT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2021.

Notary Public
My Commission Expires: 9/2/24
(SEAL)



Certificate of Authenticity

I, Robert L. Scruggs, 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 28th day of October, 2021.

Robert L. Scruggs, Affiant — Date 10/28/21

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

Commission Expires: January 10, 2023

