Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #21-1667

Karen Johnson Davidson County
Batch# 771145 DEEDWARR
12/09/2021 12:38:18 PM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20211209-0163459

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned to **Jerry W. Fannin, an unmarried man and Tracy Dorsey, an unmarried woman** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tommy Gene Bourgeois, unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Porter Road Subdivision of Lots Nos 2 to 7, Inclusive, of Shinkles Subdivision of record in Plat Book 843, Page 38, 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 Jerry W. Fannin, an unmarried man and Tracy Dorsey, an unmarried woman, joint tenants with right of survivorship by Warranty deed from Ian Kirk, an unmarried man of record in Instrument No. 20151208-0123498 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 08, 2015.

Being the same property conveyed to Jerry Wesley Fannin, an married man by Quit Claim deed from Terri Dorsey, an unmarried woman of record in Instrument No. 20210615-0080585 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on June 15, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1624 Riverside Drive, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Tommy Gene Bourgeois
1624 Riverside Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
072-15-0-200.00

WITNESS THE EXECUTION HEREOF this 8th day of December, 2021.

Jerry Wesley Fannin

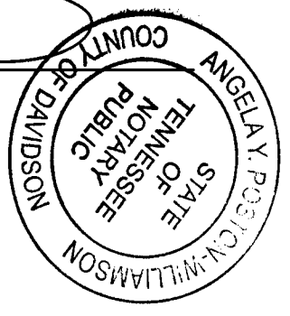
Jerry Wesley Fannin

State of Tennessee)
County of Davidson)

On this 8th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jerry Wesley Fannin ~~and Tracy Dorsey~~, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22



Tracy Dorsey by Jerry Wesley Fannin, Her Attorney in Fact

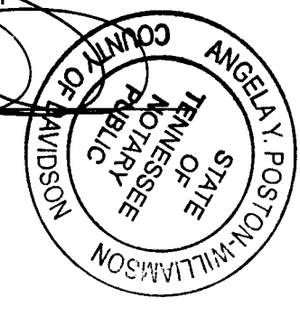
Tracy Dorsey by Jerry Wesley Fannin, Her Attorney in Fact

Her attorney-in-fact

On this the 8th day of December, 2021 before me personally appeared Jerry Wesley Fannin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tracy Dorsey, acknowledged that such person executed the same as the free act and deed of Tracy Dorsey.

Notary Public

My Commission Expires: 3/8/22



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 479,900.00.**

Affiant

Sworn and subscribed before me on this the 8th day of December, 2021.

Notary Public

My Commission Expires: _____