Karen Johnson Davidson County
Batch# 852787 DEEDWARR
05/10/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $14,430.00
20220510-0053151

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,900,000.00

Affiant

Subscribed and sworn to before me, this 29 day of April, 2022.

Notary Public
My commission expires: 8.19.24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Madding King **Carmen Afrooz**	**JP MORGAN CHASE BANK, NA**	**11607003600**
201 Lynnwood Blvd	3050 Highland Pkwy Floor 4	
Nashville, TN 37205	Downers Grove, IL 60515	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Legina Chaudoin, Trustee of the Tongueboy Trust, dated February 28, 2018

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madding King and Carmen Afrooz, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 5, on the plan of Pendleton and Blair's Subdivision of Lynwood Park, of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee, and part of an abandoned court lying immediately West of said lot, (said court being abandoned by Agreement of record in Book 806, Page 76, said Register's Office), described together, as follows:

Beginning on the Westerly margin of Lynnwood Boulevard at the corner of Lots No. 5 and 6; thence, with the line between said lots, South 81 1/2° West 339 feet to the center of a 30 foot court, now abandoned; thence, with the center of said abandoned court Northwardly 97 feet; thence North 74° 30' East 375.5 feet, more or less, to the Westerly margin of Lynnwood Boulevard; thence with said Boulevard, Southwardly 138.78 feet, more or less, to the beginning.

Being the same property conveyed to Legina Chaudoin, Trustee of the Tongueboy Trust, dated February 28, 2018, by Warranty Deed from Mark S. Goldfard, Trustee of the Mark S. Goldfard Revocable Trust Agreement dated December 09, 2009, dated May 2, 2018, of record in Instrument No. 20180509-0044605, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 201 Lynnwood Blvd, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 4/28/22
Legina Chaudoin, Trustee of the Tongueboy Trust, dated February 28, 2018

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Legina Chaudoin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Trustee of Tongueboy Trust and that they are authorized by Tongueboy Trust to execute this instrument on its behalf

Witness my hand, at office, this 28th day of April 2022.

_____
NOTARY ~~PUBLIC~~

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Jennifer Russell, 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 4/29/22.
Date

Jennifer Russell
Affiant Signature

4/29/22
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 29 day of April, 20 22.

Notary's Signature
My Commission Expires: 11.17.24

Notary's Seal (if on paper)

