Name and Address of New Owner:
Sooner R. Routhier Trust
930B Gale Lane
Nashville, TN 37204

Send Tax Bills To:
930B Gale Lane
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 916964 DEEDWARR
09/15/2022 10:08:20 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20220915-0102894

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 118 05 0O 002.00

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, **Geoffrey Grenier, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sooner Rae Routhier and Christopher M. Glatfelter, as Trustees of the Sooner R. Routhier Trust, Revocable Trust Dated April 2, 2012,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Gale Lane at 12 South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Gale Lane at 12 South, a Horizontal Property Regime, of record in Instrument No. 20150929-0098745, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Geoffrey Grenier, an unmarried man, by Warranty Deed from Blue Sky Properties, LLC, of record in Instrument No. 20161019-0110457, in the Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

This improved property known as 930B Gale Lane, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 13 day of September, 2022.

_____(SEAL)
Geoffrey Grenier

STATE OF California

COUNTY OF San Bernardino

On this 13 day of September, 2022, before me personally appeared Geoffrey Grenier, 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 13 day of September, 2022.

_____
Notary Signature Karen Matkins
Public
My commission expires: 4/10/2026

KAREN MATKINS
Notary Public - California
San Bernardino County
Commission # 2396910
My Comm. Expires Apr 10, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $1,650,000.00, 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
____ day of September, 2022.

See Attached

Notary Public
My commission expires: KM
File No. 2022-5093-SK

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino } s.s.

Subscribed and sworn to (or affirmed) before me on this 13 day of Sept (Month),

20 22, by Geoffrey Grenier (Name of Signer (1)) and

_____ (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

_____
Signature of Notary Public Karen Matkins

For other required information (Notary Name, Commission No. etc.)

KAREN MATKINS
Notary Public - California
San Bernardino County
Commission # 2396910
My Comm. Expires Apr 10, 2026

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Affidavit of Value

containing 2 pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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