This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

Karen Johnson Davidson County
Batch# 925310 DEEDWARR
10/05/2022 10:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20221005-0109772

WARRANTY DEED

THIS DEED, made and entered into on this the 30th day of September, 2022, by and between **COREY LAVINDER,** party of the first part, and **DAMIAN BOURGUET, an unmarried woman,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property;

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Revision of a part of Section One, Revised, Shelby Heights of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 102 begins at a concrete monument on the Northwesterly side of South 13th Court; thence Northeasterly 26.4 feet to a point on the common boundary of Lots 101 and 102; thence Northwesterly 129.6 feet to a point on an alley on the boundary of Lots 101 and 102; thence Northwesterly along an alley 97.29 feet to a concrete monument; thence Westerly 37.3 feet to a concrete monument; thence Southerly 12.83 feet to a point on the common boundary of Lots 102 and 103; thence Southeasterly 231.9 feet to a point on South 13th Court, on the common boundary of Lots 103 and 102; thence Easterly 23.56 feet to the point of beginning.

Being the same property conveyed to Corey Lavinder by Warranty Deed from William D. Hamilton of record as Instrument No. 20210510-0062415 in the Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on May 10, 2021.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-18702-RL

THE PROPERTY ADDRESS AND/OR TAX PARCEL IDENTIFICATION NUMBER SHOWIN HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS, AND ARE NOT HEREBY INSURED. THIS INFORMATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS AMENDING OR ALTERING THE DESCRIPTION SET FORTH ABOVE IN ANY WAY:

Tax Map No. Parcel 094 05 0 060.00

Property Address: 932 South 13th Court, Nashville, TN 37206

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, their successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that he is lawfully seized and possessed of the property herein described and hereby conveyed, that he has a good right and full authority to convey same, that the same is unencumbered; and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2022 are prorated and the payment is assumed by the party of the second part.

The remainder of this page is intentionally blank.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, on the day and year first above written.

Corey Lavinder

STATE OF Nevada)
:ss
COUNTY OF Clark)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, COREY LAVINDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of October 2022 ~~30th day of September, 2022~~.

Stefani Warren
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4460-01
Expires October 23, 2025

Notary Public Stefani Warren
Notary Public, State of Nevada

My Commission Expires: 10/23/2025

Notarial act performed by audio-video communication.

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Damian Bourguet

Address: 932 South 13th Ct
Nashville TN 37206

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Damian Bourguet

Sworn to and subscribed before me this the 30th day of September, 2022.

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Katherine B. Smith
Notary Public

My Commission Expires:

~~My Commission Expires~~
January 28, 2026

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 9-30-22.

Kathy Smith — 9-30-22

Affiant Signature — Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10-3-2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

