Karen Johnson Davidson County
Batch# 945381 DEEDWARR
11/29/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221129-0125012

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11335-2022

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of 18th, 2022.

NOTARY PUBLIC

My commission expires: 9-2-24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noah Applebaum 21 Majestic Oak Cir Asheville, NC 28805	Mortgage Investors Group 8320 E. Walker Springs Rd Suite 200 Knoxville, TN 37923	71-07-0D-001.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT NICHOLAS BURNETT, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NOAH S. APPLEBAUM, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 302 on the Plan of 304 Queen Avenue, a Horizontal Property Regime with Private Elements of record in Plat at Instrument No. 20170614-0059759, 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 Robert Nicholas Burnette, a single man by Warranty deed from Bedrock Global Capital, LLC, a Delaware limited liability company of record in Instrument No. 20180409-0033124 and Scrivener's Affidavit recorded in Instrument No. 20200506-0047260, Register's Office for Davidson County, Tennessee, dated April 3, 2018 and recorded on April 9, 2018.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 302 Queen Avenue, Nashville, TN 37207

Kirsten Elizabeth Grenier Joins in this instrument to covey any marital interest she may have in the subject property

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of November, 2022

GRANTOR(S)

Robert Nicholas Burnett

Kirsten Elizabeth Grenier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Robert Nicholas Burnett and Kirsten Elizabeth Grenier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of Nov, 2022.

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 29, 2022 (date of document).

Affiant Signature

November 29, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023