Karen Johnson Davidson County
Batch# 955311 DEEDWARR
12/27/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20221227-0132659

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2022-12-399
Parcel ID: 081 03 0 352.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Larry Kadeg and Dianna Kadeg 5235 Tidwell Hollow Road Nashville, TN 37218	Larry Kadeg and Dianna Kadeg 5235 Tidwell Hollow Road Nashville, TN 37218	Map/Parcel 081 03 0 352.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Damian Bourguet, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Larry Kadeg and Dianna Kadeg, husband and wife**, ("Grantee") all of my right, title and interest in and to that certain real property known as 2403 18th Avenue North, Nashville, TN 37208, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Buena Vista Heights Addition, as of record in Book 161, Page 19, Register's Office for said County, as shown as a part of Parcel "E" reserved on the Plan of Riverview Gardens, as of record in Book 3600, Page 46, said Register's Office.

Said Lot No. 3 or part of Reserved Parcel "B" fronts 50 feet on the Westerly margin of 18th Avenue North, formerly Salem Street, and extends back between parallel lines 150 feet to a 10 foot alley.

Being the same property conveyed to Damian Bourguet, An Unmarried Woman, by Warranty Deed from James Fineman, of record in Instrument No. 20220325-0034680, in the Register's Office of Davidson County, Tennessee, dated March 23, 2022 and recorded on March 25, 2022.

Being the same property conveyed to James Fineman, by Warranty Deed from Sharon Harrington and Christopher Harrington, of record in Instrument No. 20211220-0168011, in the Register's Office of Davidson County, Tennessee, dated December 08, 2021 and recorded on December 20, 2021.

Being the same property conveyed to Amos L. Sweat and wife, Hattie E. Sweat, by Warranty Deed from James T. McLean and wife, Carole L. McLean, of record in Book 4059, Page 323, in the Register's Office of Davidson County, Tennessee, dated September 17, 1966 and recorded on September 21, 1966. By way of Decree of record in Book 4482, Page 493, said Amos L. Sweat became divested and Hattie E. Sweat became solely vested. Said Hattie E. Sweat aka Hattie R. Blakely having since died on July 06, 1999, leaving Last Will and Testament filed for Probate in the Chancery Court of Davidson County, Tennessee in Docket No. 02P627. In accordance with the terms of the Will, Will J. Blakely was devised a Life Estate with remainder upon remarriage or death to Christopher J. Harrington and Eddie Jordon Harrington. Said Will J. Blakely having since died on December 19, 2010 and his life estate remainder vested automatically in Christopher J. Harrington and Eddie Jordon Harrington as tenants in common. Said Eddie Jordon Harrington having since died intestate on March 19, 2008 leaving his parents Jerome Harrington and Sharon Harrington as his sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20080417-0038975, Register's Office for Davidson County, Tennessee. Jerome Harrington having since died on April 09, 2020 leaving his spouse, Sharon Harrington and his surviving son, Christopher Harrington has his sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument Nos. 20211220-0168009 and 20211220-0168010, Register's Office for Davidson County, Tennessee.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 23rd day of December, 2022.

Damian Bourguet

Damian Bourguet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2022, before me personally appeared Damian Bourguet, 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 23rd day of December, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

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 pursuant to 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 370,000.00, 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 23 day of December 20 22

Whitney DuBois

Notary Public
My commission expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 December 23, 2022.

Date

Holly Ray

Affiant Signature

December 23, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of December, 20 22

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

