Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0009

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of January, 2023

Notary Public

Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 965373 DEEDWARR
01/27/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230127-0006536

Address of New Owner	Send Tax Bills To:	Map & Parcel
FX2, LLC 515 Basswood Ave, #P146 Nashville, TN 37209	NEW OWNER	033-08-0-120.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Gary W. Temple, as Conservator of Norma Jean Michael

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FX2, LLC, a Tennessee Limited Liability Company

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 Lot No. 336 on the plan of Gatewood, Section 3, of record in Book 4175, Pages 49 and 50, Register's Office for Davidson County, Tennessee.

Said lot fronts 73 feet on the southeasterly side of Janette Avenue and extends back 183.8 feet on the northeasterly line and 187.1 feet on the southwesterly line to a dead line and measures 73.05 feet thereon.

BEING the same property conveyed to Robert A. Michael and wife, Norma Jean Michael by Warranty Deed from Sarah P. Wallace, dated 4/18/1975 and recorded 4/28/1975 in Book 4907, Page 546, Register's Office for Davidson County, Tennessee. Robert A. Michael having since died May 7, 2001 leaving Norma Jean Michael as the surviving tenant. Letters of Conservatorship granted to Gary W. Temple, October 10, 2022 in Docket No. 22P1107, in the Circuit Court of Davidson County, Tennessee. Order Approving Proposed Real Estate Contract, dated January 26, 2023, in Docket No. 22P-1107, in the Second Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 330 Janette Avenue, Goodlettsville, TN 37072.

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of January, 2023.

Conservatorship of Norma Jean Michael

BY: _____ Conservator
Gary W. Temple, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple, as Conservator of Norma Jean Michael** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of January, 2023.

_____
Notary Public
My Commission Expires: 8/20/24

(Notary Seal)

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

True Copy Certification

I, **Diane March,** 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 this the 27th day of January, 2023.

Affiant Signature
Date 01/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

