This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $365,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238108	Affiant Sworn to and subscribed before me this 8th day of March, 2023. Notary Public My Commission Expires: 05.21.2025
After Recording Return To The Above.	WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 978599 DEEDWARR
03/09/2023 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230309-0016858

THIS INDENTURE, made this 8th day of March, 2023, among:

1201 PROPERTIES, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JULIANNA BURLET
A Single Woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit D-200, as shown on plat of Westlawn Green, a horizontal regime of record in Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to 1201 Properties, LLC by deed from C&C Residential Properties, Inc., March 19, 2021, of record in Instrument No. 20210323-0038433, Register's Office for Davidson County, Tennessee.

This property being known as 4425 Westlawn Drive, #D-200, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

1201 Properties, LLC

BY: _____
Denise Gauthier Moody
Its Sole Owner

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Denise Gauthier Moody*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Sole Owner*** of ***1201 Properties, LLC*** the within named bargainor, and that he/she as such ***Sole Owner*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Sole Owner*** .

Witness my hand and official seal this 8th day of March, 2023.

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11.2.26

Owner Name & Property Address:

Name: Julianna Burlet
Address: 4425 Westlawn Drive, #D-200
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Julianna Burlet
Address: 4425 Westlawn Dr #D-200
City, State, Zip: Nashville, TN 37209

Tax ID: 103-8A-073.00

Certificate of Authenticity

I, Holly Kay, 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 March 8, 2023.

Date

Holly Kay

Affiant Signature

March 8, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of March, 2023

Notary's Signature

My Commission Expires: 05 · 21 · 2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY