RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-19667-24

Karen Johnson
Batch # 1109491
03/11/2024 10:19:14 AM
Fees: $13.00 Taxes: $1,553.63

Davidson County
DEEDWARR
2 pgs

20240311-0016613

WARRANTY DEED

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of March 2024

NOTARY PUBLIC

My commission expires: Nov 8, 2027

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
John T. Allen 7252 Hwy 70 South, #205 Nashville, TN, 37221	Same address as new owner	142-07-0F-005-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($419,900.00) 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, **JOSEPH EDWARD BOURCIER, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN T. ALLEN, 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. 5 on the Plan of Bellevue Commons filed as Exhibit A to, and established by, the Master Deed for Bellevue Commons Townhomes of record in Instrument #20000720-0071772 (re-recorded in Instrument #20000828-0084760), amended in Instrument #20060824-0104869, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Edward Bourcier, a single man, from William M. Todd and Krystina L. Janetatos, nka Krystina Todd, husband and wife, by Warranty Deed dated March 15, 2019 and recorded March 18, 2019 in Instrument #20190318-0024183, said Register's Office.

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 ___ improved property, known as: 7252 Highway 70 South, #205, Nashville, TN 37221

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 8th day of March, 2024

GRANTOR(S)

Joseph Edward Bourcier

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Joseph Edward Bourcier, a single man, 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 seal, this the 8th day of March, 2024.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2024

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026