Karen Johnson Davidson County
Batch# 1143076 DEEDWARR
06/04/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240604-0041679

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

File #24-TLC-0102-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fernando Roberto Fourquet and Rachel Fourquet (NAME)	BAY EQUITY, LLC (NAME)	
102 Jamestown Green Ct (ADDRESS)	2300 CLAYTON RD STE 1300 (ADDRESS)	**131 03 0H 002.00**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	CONCORD, CA 94520 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JESSE TUCKER MOORE, III, TRUSTEE OF EDUCATIONAL TRUST UW DATED MARCH 20, 2008,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

FERNANDO ROBERTO FOURQUET AND RACHEL FOURQUET, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1B, together with the appurtenant interest in the common elements of James Town Green Condominiums, horizontal property regime established by Master Deed, of record in Book 6562, Page 901, as amended and restated in Instrument No. 20210507-0061470, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located on Lot No. 1 on the Plan of Jamestown Green of record in Plat Book 6250, Page 497, amended in Book 6732, Page 744, said Register's Office.

Being the same property conveyed to J. Tucker Moore, an unmarried person, by Warranty Deed from Mitchell Naimark and wife, Barbara Naimark, of record in Book 10438, Page 243, in the Register's Office of Davidson County, Tennessee, dated April 29, 1997 and recorded on May 01, 1997. The said J. Tucker Moore, Jr. died on February 19, 2012, testate, devising subject property to Jesse Tucker Moore, III, Trustee of the Educational Trust UW dated 03/20/2008. See Probate Case No. 12P-1096, Davidson County Seventh Circuit Court.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of Jamestown Green, as recorded in Plat Book 6250, Page(s) 497, as corrected by Surveyor's Certificate recorded in Book 6732, Page 744, said Register's Office.
* Master Deed establishing James Town Green Condominium of record in Book 6562, Page 901, as amended by instrument(s) of record in Instrument No. 20210507-0061470; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **102 Jamestown Green Court, Nashville, TN 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of May, 2024.

Educational Trust UW dated March 20, 2008

By: Jesse Tucker Moore III
Jesee Tucker Moore, III, Trustee

Estate of J. Tucker Moore, Jr.

By: Jesse Tucker Moore III
Jesse Tucker Moore, III, Executor

JESSE TUCKER MOORE, III, EXECUTOR OF THE ESTATE OF J. TUCKER. MOORE, JR., *joins in the execution of this instrument for the purpose of conveying any and all interest in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me personally appeared **Jesse Tucker Moore, III, Trustee** of Educational Trust UW dated March 20, 2008, 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 30th day of May, 2024.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me personally appeared **Jesse Tucker Moore, III,** Executor of the Estate of J.Tucker Moore, Jr., 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 30th day of May, 2024.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 30, 2024**.

Affiant Signature

June 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25