Karen Johnson Davidson County
Batch # 1169317 DEEDWARR
08/14/2024 03:13:18 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20240814-0062280

WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

JM-C-24-3004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Martha B. Patzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MBB Properties, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**070-02-0-058.00**
3338 Mimosa Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, **THE DAVID AND BLAISE JORGENSEN FAMILY TRUST, DATED NOVEMBER 20, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MBB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 6 on the Plan of Section One, Shawnwood of record in Plat Book 5190, Page 737, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Ryan Jorgensen and Blaise Adell Jorgensen, trustee of The David and Blaise Jorgensen Family Trust, dated November 20, 2017 by Warranty Deed from Paradigm Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20231115-0089183 Register's Office for Davidson County, Tennessee, dated November 10, 2023 and recorded on November 15, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 5190, Page 737, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6190, Page 688, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3004 Stokers Ln, Nashville, Tennessee 37218**.

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 12th DAY OF AUGUST, 2024.

The David and Blaise Jorgensen Family Trust, dated November 20, 2017

BY: _____
David Ryan Jorgensen
Trustee

BY: _____
Blaise Adell Jorgensen
Trustee

STATE OF ~~TENNESSEE~~ Arizona RH
COUNTY OF ~~DAVIDSON~~ Maricopa RH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID RYAN JORGENSEN, TRUSTEE of THE DAVID AND BLAISE JORGENSEN FAMILY TRUST, DATED NOVEMBER 20, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of August, 2024.

_____
Notary Public
My Commission Expires: 10/30/2027
(SEAL)

RYAN C HEIDEL
Notary Public - Arizona
Maricopa County
Commission # 656513
My Comm. Expires Oct 30, 2027

STATE OF ~~TENNESSEE~~ Arizona RH
COUNTY OF ~~DAVIDSON~~ Maricopa RH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAISE ADELL JORGENSEN, TRUSTEE of THE DAVID AND BLAISE JORGENSEN FAMILY TRUST, DATED NOVEMBER 20, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of August, 2024.

_____
Notary Public
My Commission Expires: 10/30/2027
(SEAL)

RYAN C HEIDEL
Notary Public - Arizona
Maricopa County
Commission # 656513
My Comm. Expires Oct 30, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212