This Instrument Prepared by ~~and Return to~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-C-25-2304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $380,000 00

Affiant

Subscribed and sworn before me this the 8 day of April, 2025

Notary Public

My commission expires 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/08/2028

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Zachary Ward Musgrove	SAME AS NEW OWNER	072-11-0 251 00
2304 Burns St		
Nashville, TN 37216		

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER POULIN, A MARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ZACHARY WARD MUSGROVE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 28 on the Plan of W J Myers Subdivision, of record in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Roger Poulin, a married man, by deed dated 05/28/2021, from Integrity First Investment Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20210602-0073953, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2304 Burns St , Nashville, TN 37216

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

Karen Johnson
Batch # 1257521
04/08/2025 12 56 00 PM
Fees $13 00 Taxes $1,406 00

Davidson County
DEEDWARR
2 pgs

20250408-0026709

Roger Poulin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger Poulin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 1st day of April, 2025

My commission expires
3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public