This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 16-6466-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2025.

Notary Public
My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1298054 DEEDWARR
07/16/2025 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250716-0056001

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Logan Alexander Fedelem 1211 North Graycroft Ave Madison, TN 37115	New Owner	033-16-0-246.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Frederick Junard and Oluremi Junard, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Logan Alexander Fedelem, an unmarried man (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described Being Lot No. 27-B on the Plan of Zone Lot Division Lots 27, 34 & 35, Section I, of Primrose Meadows, of record in Plat Book 5800, Page 310, in the 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 Frederick Junard and Oluremi Junard, husband and wife by Warranty Deed from Barry D. Alderson of record in Instrument No. 20200529-0055651 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020.

This is improved property located at: **1211 North Graycroft Avenue, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2025.

GRANTOR:

Frederick Junard

Oluremi Junard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frederick Junard and Oluremi Junard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **July 15, 2025**.

Date

Affiant Signature

7/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **15th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

