Karen Johnson Davidson County
Batch# 1427632 DEEDWARR
06/03/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260603-0050136

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to me on 06/01/26.

Patricia L Hurtt
NOTARY PUBLIC
My Commission Expires:

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires 02/19/2029

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly Struglinski 102 Jamestown Green Court Nashville, TN 37215	Same As New Owner	131 03 0H 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rachel Fourquet and Fernando Fourquet, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kimberly Struglinski, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> 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 Fernando Roberto Fourquet and Rachel Fourquet, husband and wife, by Warranty deed from Jesse Tucker Moore, III, Trustee of Educational Trust UW dated March 20, 2008, and Jesse Tucker Moore, III, Executor of the Estate of J. Tucker Moore, Jr., of record in Instrument No. 20240604-0041679, in the Register's Office of Davidson County, Tennessee, dated May 30, 2024, and recorded on June 4, 2024.
>
> This is improved property known as 102 Jamestown Green Ct, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 05/29/26.

Rachel Fourquet

Fernando Fourquet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/29/26, before me personally appeared Rachel Fourquet and Fernando Fourquet, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/29/26.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/29/26

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 5|29|26 (date of document).

Michelle W Kendig
Affiant Signature

6|3|26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3RD day of June, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2|18|29

Notary's Seal

