Karen Johnson Davidson County
Batch# 1452199 DEEDWARR
07/28/2026 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260728-0068667

WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$380,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES:
File #26-JJ-0932	C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028	

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

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ronald E. Tutt, Jr. (NAME)	**Old National Bank** (NAME)	
932 South 13th Court (ADDRESS)	**P.O. Box 918** (ADDRESS)	**094 05 0 060.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Evansville, IN 47706** (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,

DAMIAN BOURGUET, AN UNMARRIED PERSON,

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

RONALD E. TUTT, JR., A SINGLE MAN,

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. 102 on the Plan of REVISION OF A PART OF SECTION ONE, REVISED, SHELBY HEIGHTS of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 102 begins at a concrete monument on the Northwesterly side of South 13th Court; thence Northeasterly 26.4 feet to a point on the common boundary of Lots 101 and 102; thence Northwesterly 129.6 feet to a point on an alley on the boundary of Lots 101 and 102; thence Northwesterly along an alley 97.29 feet to a concrete monument; thence Westerly 37.3 feet to a concrete monument; thence Southerly 12.83 feet to a point on the common boundary of Lots 102 and 103; thence Southeasterly 231.9 feet to a point on South 13th Court, on the common boundary of Lots 103 and 102; thence Easterly 23.56 feet to the point of beginning.

Being the same property conveyed to Damian Bourguet, an unmarried woman, by Warranty Deed from Corey Lavinder, of record in Instrument No. 20221005-0109772, in the Register's Office of Davidson County, Tennessee, dated September 30, 2022 and recorded on October 05, 2022.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION OF A PART OF SECTION ONE, REVISED, SHELBY HEIGHTS, as recorded in Plat Book 2854, Page(s) 69.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, REVISED, SHELBY HEIGHTS, as recorded in Plat Book 2330, Page 171.

* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2810, Page 475.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **932 South 13th Court, Nashville, TN 37206**.

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 **27th** day of **July, 2026**.

Damian Bourguet

Damian Bourguet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2026, before me personally appeared Damian Bourguet, 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 27th day of July, 2026.

C. Loy Carney

Notary Signature
My commission expires:

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

True Copy Certification

I, **Jodi Jackson,** 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 this the 27 day of July, 2026.

Affiant Signature
Date 7/27/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027