This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

Davidson County DEEDWARR
Recvd: 03/03/04 09:01 3pgs
Fees:18.00 Taxes:884.30
20040303-0023902

File No.: **2038-343578**

WARRANTY DEED

THIS INDENTURE, made and entered into this February 27, 2004 by and between **Eric S. Bohdan and Mary Bohdan, husband and wife,** parties of the first part, and **Primacy Closing Corporation,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot 57 on the PLAN OF POPLAR CREEK ESTATES, PHASE II, of record in Book 6900, pages 339-347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20010919-0101340** in said Register's office.

This conveyance is made subject to:
taxes for the year 2003 and thereafter

Parcel ID # **155-8-C-57.00**
X Improved OR
Unimproved property located at: **7016 Collinswood Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Eric S. Bohdan

Mary Bohdan

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Eric S. Bohdan and Mary Bohdan, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this 11-28-2003

Notary Public

My Commission Expires: 3-12-2005

JANIE S. BLUFORD NOTARY PUBLIC AT LARGE LOUDON CO. TN

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Owner's Name: **Primacy Closing Corporation**

and Address: **7016 Collinswood Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Lynch
Affiant

Subscribed and sworn to before me this February 22, 2024

Mandy R Baird
Notary Public

My Commission Expires: 7/29/27

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN