File No. 270501248

Return.
McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/07 12:17 2 pgs
Fees:13.00 Taxes:1420.80

20070607-0068397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Boadi	William Boadi	172140B24400
(NAME) 5241 Ravens Glen	(NAME) 5241 Ravens Glen	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, Tennessee 37211	
(CITY) (STATE) (ZIP)	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beth A. Knisely, unmarried and Juqua Damail Thomas, unmarried as Joint Tenants with Right of Survivorship,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Boadi and Nancy Boadi, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 173 on the Plan of Winfield Park, Phase 2, Section 2, A Planned Unit Development, as shown by plat of record in Instrument Number 20030422-0052787, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Beth A. Knisely, unmarried and Juqua Damail Thomas, unmarried as Joint Tenants with Right of Survivorship by deed from Turnberry Homes, LLC of record in Instrument Number 20040629-0076992, Register's Office for said County.

Restrictive Covenants of record in Instrument Number 20030422-0052787, and Book 11113, Page 691, and Instrument Number 20001211-0122000, and Instrument Number 20020520-0061426, Register's Office of said County.

By-Laws as shown of record in Deed Book 11113, Page 717, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5241 Ravens Glen, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 31st day of May, 2007.

Beth A. Knisely

Juqua Damail Thomas

STATE OF NEW JERSEY
COUNTY OF Burlington

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Beth A. Knisely, unmarried and Juqua Damail Thomas, unmarried as Joint Tenants with Right of Survivorship the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 31 day of 01, 2007

Witness my hand at office this 31st day of May, 2007.

Commission expires:

Rebecca L Sheldon 5/31/07
Notary Public

REBECCA L. SHELDON
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/21/2011

REBECCA L. SHELDON NOTARY PUBLIC NEW JERSEY

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13018 Lebanon Road, Suite 100
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