Karen Johnson Davidson County
Batch# 193175 DEEDWARRSP
02/07/2019 04:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190207-0011975

Commitment Number: 18349839

After Recording, Please Return To:
Boston National Title Agency, LLC
400 Rouser Road, Bldg.2 -Suite 602
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Candice J. Boyd and **Mitchell D. Boyd Sr**, 5141 E Nocturne Dr., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07004008100

SPECIAL WARRANTY DEED

Candice J. Boyd, a married woman, hereinafter grantor, whose tax-mailing address is **5141 E Nocturne Dr., Nashville, TN 37207**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Candice J. Boyd** and **Mitchell D. Boyd Sr**, wife and husband as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **5141 E Nocturne Dr., Nashville, TN 37207**, the following real property:

Real estate located in Davidson County, Tennessee, described as follows: Being part of Blocks A & B on the Map of Dewey Heights Addition, of record in Book 161, Page 94, Register's Office for said county, and being designated as Tract 5 and the Southwesterly 30 feet of Tract 6 on the unrecorded Map of the same for Edith R. Howse Wright made by John M. Sullivan, Civil Engineer, May 13, 1958, as follows: Beginning at a point in the Northwesterly margin of Manila Street, nka E. Nocturne Drive, at the common corner of Tracts 4 and 5; thence with the said Street North 36 deg. 26' East 80 feet to a point, which is 20 feet Southwest of the common corner of Tracts 6 and 7; thence Northwesterly, Parallel to and 20 feet Southwest of the dividing line between said Tracts, 177 feet more or less to a point; thence South 52 deg 54' East 80 feet to the common rear corner of Tracts 4 and 5; thence with the line between said tracts South 49 deg. 59' East 199.4 feet to the point of beginning. Tax ID# 07004008100

Property Address is: 5141 E Nocturne Dr., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20091015-0095693 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07004008100

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on January 22nd, 2019:

Candice J. Boyd

Candice J. Boyd

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 22nd, 2019 by **Candice J. Boyd** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Leigh S. Smith

Notary Public LEIGH S. SMITH

COMMISSION EXPIRES: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.60.

Subscribed and sworn to before me

This 22nd day of January, 2019.

Candice J. Boyd
Affiant

Candice J. Boyd
Print Name

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Leigh S. Smith
Notary Public

My commission expires:

7/27/20

Leigh S. Smith
Print Name

(To be completed by the Grantee)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Affiant Jennifer W. Swisher

STATE OF Pennsylvania
COUNTY OF Alllegheny

The foregoing instrument was acknowledged before me on JANUARY 31, 2019 by **Jennifer W. Swisher** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tracy L Suter
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

220-TN-V3

True Copy Certification

I, Cheryl L. Bowley, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Virginia

County of Henrico

Personally appeared before me, [Name of Notary], Deborah Baldwin a notary public for this county and state, [name of person making certification] Cheryl L. Bowley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/2019

Notary Seal (if on paper)

DEBORAH M. BALDWIN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION NUMBER 273779