Karen Johnson Davidson County
Batch# 289971 DEEDWARR
09/23/2019 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20190923-0096632

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson PT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew E. Boyd and Sandra K. Boyd, Trustees of the Matthew and Sandra Boyd Living Trust	←	132 15 0 069.00
(NAME)	(NAME)	
758 Peach Orchard Drive	P.O. BOX 1173	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Neil B. Krugman, Co-Executor and William L Harbison, Co-Executor of the Estate of Sandra Ann Schatten**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew E. Boyd and Sandra K. Boyd, Trustees of the Matthew and Sandra Boyd Living Trust**, hereinafter called the Grantees, their successors and assigns, a 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. 9 on the Plan of Peach Orchard Hill Subdivision, of record in Plat Book 6250, Page 728, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Sandra Ann Schatten, unmarried by Deed from Emanuel Schatten, Trustee dated March 11, 1994 and recorded March 16, 1994, in Book 9280, Page 386, in said Register's Office for Davidson County, Tennessee. The said Sandra Ann Schatten having died testate on December 21, 2017, her Last Will and Testament being probated in Docket Number 18P48 in the Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 758 Peach Orchard Drive, Nashville, TN 37204

File Number: FRN-1909215SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever; and we do covenant with the said Grantees 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 successors and representatives, 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 this 20th day of September, 2019.

Estate of Sandra Ann Schatten

BY: Neil B. Krugman

Neil B. Krugman, Co-Executor

BY: _____

William L Harbison, Co-Exector

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Neil B. Krugman ~~and William L. Harbison,~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Executors of the Estate of Sandra Ann Schatten, the within named bargainor, and that they as such Co-Executors being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2019.

Carmen M. Salazar

Notary Public

My Commission Expires: 07/05/2021

(SEAL)

CARMEN M. SALAZAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 05, 2021

File Number: FRN-1909215SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever; and we do covenant with the said Grantees 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 successors and representatives, 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 this 20th day of September, 2019.

Estate of Sandra Ann Schatten

BY:_____
Neil B. Krugman, Co-Executor

BY: William L. Harbison
William L Harbison, Co-Exector

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared ~~Neil B. Krugman and~~ William L. Harbison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Executors of the Estate of Sandra Ann Schatten, the within named bargainor, and that they as such Co-Executors being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2019.

Notary Public

My Commission Expires: 5-5-2020

(SEAL)

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

File Number: FRN-1909215SSO

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY