Karen Johnson Davidson County
Batch# 385824 DEEDWARR
04/15/2020 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20200415-0039249

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $895,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April 2020.

Notary Public
My commission expires:

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark James Ruark II 758 Peach Orchard Dr Nashville, TN 37204	New owner	132-15-0-069.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew E. Boyd and Sandra K. Boyd, Trustees of the Matthew and Sandra Boyd Living Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mark James Ruark II and Candice Lynn Perry, 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:

> 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 hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Matthew E. Boyd and Sandra K. Boyd, Trustees of the Matthew and Sandra Boyd Living Trust by Warranty Deed from Neil B. Krugman, Co-Executor and William L. Harbison, Co-Executor of the Estate of Sandra Ann Schatten dated September 20, 2019 of record as Instrument No. 20190923-0096632, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 758 Peach Orchard Dr, Nashville, TN 37204

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 10th day of April, 2020.

The Matthew and Sandra Boyd Living Trust

By: Brian Hurst
Its: Special Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brian Hurst, Special Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **The Matthew and Sandra Boyd Living Trust**, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of April, 2020.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2020026552

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

