THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527263

Karen Johnson Davidson County
Batch# 428097 **DEEDWARR**
06/29/2020 12:40:48 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20200629-0070136

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner: Elizabeth Stone Gerding and Christopher Gerding 4604 Nebraska Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-156.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wilson Stewart Boyd and Neily Todd Boyd, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Stone Gerding and Christopher Gerding, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot 9 and the easterly half of Lot 10 in Block 11, as shown on the map entitled Map of a Part of Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said westerly part of Lot 9 and easterly half of Lot 10 front together 50 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to WILSON STEWART BOYD and NEILY TODD BOYD, HUSBAND AND WIFE, by deed from CHRISTOPHER R.JANOWIECKI AND LEIGH B. TAYLOR, HUSBAND AND WIFE, of record in Instrument No. 20160503-0043527, dated April 29, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-04-0-156.00.

Matters shown on the Plan of record in Plat Book 332, page 104, said Register's Office.

Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20130517-0050169, said Register's Office.

This is improved property located at 4604 Nebraska Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2020.

Wilson Stewart Boyd

Neily Todd Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wilson Stewart Boyd and Neily Todd Boyd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024