Karen Johnson Davidson County
Batch# 452750 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20200810-0088530

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The B Squared LMJ Tennessee Tenancy By The Entirety Trust 4201 Hood Avenue Nashville, TN 37215	Same	Map 131-02-0 Parcel 194-00

KNOW ALL MEN BY THESE PRESENTS that we, JEREMY S. BOYD and CHRISTIE BREWER BOYD, husband and wife, hereinafter "Grantors", hereby transfer and convey unto THE B SQUARED LMJ TENNESSEE TENANCY BY THE ENTIRETY TRUST u/t/a dated December 5, 2019, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Lot 2 of Block 4, on the Plan of Overton Hills, as of record in Book 843, Page 66, Register's Office for said Davidson County, and described as follows:

BEGINNING at a point on the westerly side of Hood Avenue at the corner of Lot Nos. 1 and 2 of said plan; thence, with the line between said Lot Nos. 1 and 2, southwestwardly 155 feet to the corner of Lot Nos. 1, 2 and 16; thence, with the line between said Lot Nos. 1, 2 and 16 southwardly 96.7 feet to the northwest corner of a part of Lot No. 2, conveyed to Christopher G. Hopkins and wife, by deed from Sam F. Tavel and wife, of record in Book 1876, Page 463, and corrected in Book 1912, Page 293, said Register's Office; thence, with the northern boundary line of said Hopkins property eastwardly 208 feet, more or less, to the westerly margin of said Hood Avenue; thence, with the westerly margin of said Hood Avenue in the northwesterly direction around a curve 145 to the point of beginning.

BEING the same property conveyed to Jeremy S. Boyd and wife, Christie Brewer Boyd, by Warranty Deed from Joseph Patrick McGuigan and wife,

Kacee C. McGuigan, of record in Instrument No. 20140701-0057917, Register's Office for Davidson County, Tennessee.

This improved property is known as 4201 Hood Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 4 day of June, 2020.

GRANTORS:

JEREMY S. BOYD

CHRISTIE BREWER BOYD

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Jeremy S. Boyd and wife, Christie Brewer Boyd, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of June, 2020.

Notary Public

My Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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.

Jonathan R. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jonathan R. Burns, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

7-5-21

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 52 BY TENNESSEE GOVERNOR BILL LEE, DATED JUNE 29, 2020.