39B

Karen Johnson Davidson County
Batch# 475302 DEEDWARR
09/14/2020 02:21:00 PM 3 pgs
Fees: $18.00 Taxes: $1,698.29

20200914-0104689

CORPORATE FORM WARRANTY DEED

Property address: 7061 Westside Circle Nashville, TN 37205 Owner's name and address: Kathleen M. Spiegler David Spiegler 7061 Westside Circle Nashville, TN 37205 Mail tax bills to: NEW OWNER	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $458,997.00. Affiant Subscribed and sworn to before me this 11 day of September, 2020. Notary Public My Commission Expires: 7.9.2024 SHARI HAMILTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
This instrument prepared by: Sure Title Company, LLC 7455 McVay Station Ct 101 Germantown, TN 38138 File No.: A2002114	

THIS INDENTURE, made and entered into this **10th** day of **September, 2020**, by and between

Boost Commons Development, LLC, a Tennessee Limited Liability Company, party of the first part and

Kathleen M. Spiegler and David Spiegler, Trustees of the Kathleen M. Spiegler Revocable Trust Agreement, dated May 21, 2019 parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee.

"see exhibit "A" attached"

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that it is/are lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Boost Commons Development,LLC

By: Victor Bishara, Member

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victor Bishara** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Member** (or other officer authorized to execute the instrument) of **Boost Commons Development, LLC**, the within named bargainor, **a Tennessee Limited Liability Company**, and that he/she as such **Member**, executed the foregoing instrument for the purposes therein contained by signing the name of **Boost Commons Development, LLC** by himself/herself as **Member**.

WITNESS my hand and Notarial Seal this 10th day of September, 2020.

Notary Public

My commission expires: 7.9.2024

SHARI HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

This instrument prepared by:
Sure Title Company, LLC
7455 McVay Station Ct 101
Germantown, TN 38138
File No.: A2002114

(FOR RECORDING DATA ONLY)

Exhibit A – Property Description

Land in Davidson County, Tennessee, being Unit No. 34, on the Plan of 1101 Boost Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Exhibit "B", in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180921-0093677, amended in Instrument No. 20181105-0109337 and amended in Instrument No. 20190930-0099544, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Boost Commons Development, LLC, a Tennessee limited liability company by Quitclaim deed from 11 Vaughns Gap Re, LLC, a Tennessee limited liability company of record in Instrument No. 20181015-0101816 Register's Office for Davidson County, Tennessee.