This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9222-RR

Karen Johnson Davidson County
Batch# 487961 DEEDWARR
10/02/2020 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,486.40
20201002-0114032

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $672,000.00.

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of September, 2020.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sheila Arlene Reiser-Okun and David Bruce Okun, Trustees of Okun Family Trust dated March 10, 1988 2228 Ashwood Ave. Nashville, TN 37212	New Owner	104-15-0-186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lawrence A. Boothby, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sheila Arlene Reiser-Okun and David Bruce Okun, Trustees of Okun Family Trust dated March 10, 1988**, hereinafter called the Grantee(s), his/her/their heirs 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 the Westerly One-half of Lot No. 64 on the Plan of Sunset Park of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No.64 fronts 50 feet on the Northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet more or less, to the South line of Lot No.97.

Being the same property conveyed to Lawrence A. Boothby a 3/4 undivided interest and unto Tonia Flovd a 1/4 undivided interest by Warranty deed from Elizabeth L. Stevens of record in Book 9287, page 661, Register's Office for Davidson County, Tennessee, dated March 21, 1994 and recorded on March 23, 1994.

Being the same property conveyed to Lawrence A. Boothby, unmarried by Quitclaim deed from Tonia Floyd, unmarried of record in Instrument No. 20120126-0007369 Register's Office for Davidson County, Tennessee, dated January 19, 2012 and recorded on January 26, 2012.

**Wife Denise Boothby joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise

This is improved property located at: **2228 Ashwood Avenue, Nashville, TN 37212**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 30th day of September, 2020.

GRANTOR:

Lawrence A Boothby

Lawrence A. Boothby

Denise Boothby

Denise Boothby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lawrence A. Boothby and Denise Boothby, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2020.

Rozalind Ruth

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

