WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9290 mc

Name and Address of New Owner:
Mena Kaldas
3113 Roundwood Forest Lane
Nashville TN 37013
Send Tax Bills To: U.S. Bank Home Mtg
7601 Penn Ave, S Ste A1
Richfield MN 55423

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 505564 DEEDWARR
10/30/2020 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $950.90
20201030-0127146

Map & Parcel No: 150-10-0-145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brittani L. Boleyjack, an unmarried woman, F/K/A Brittani L. Watkins** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mena Kaldas, a single man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two, Roundwood Forest Subdivision of record in Plat Book 6250, Page 548 and 549, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittani L. Watkins, an unmarried woman, now known as Brittani Boleyjack, by Warranty Deed from Donald W. Smith and wife, Jacquelyn L. Smith of record in Instrument No. 20100426-0031206 Register's Office for Davidson County, Tennessee, dated April 20, 2010 and recorded on April 26, 2010.

Grantor herein has married since purchasing the property. The divorce became final on this same day of conveyance to the Grantee herein. The former spouse, Ricky Boleyjack, joins in this conveyance solely to transfer his marital interest (if any) that he may have had in the subject property.

Being also known as 3113 Roundwood Forest Lane, Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2020.

Brittani Boleyjack (SEAL)
Brittani Boleyjack

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ dls Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brittani Boleyjack, 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 this 28th day of October, 2020.

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____(SEAL)
Ricky Boleyjack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ricky Boleyjack, 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 this 27th day of October, 2020.

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 9/2/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $257,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brittani Boleyjack
(Affiant)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
28th day of October, 2020.

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

File No. 2020-1077

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

