Karen Johnson Davidson County
Batch# 563596 DEEDWARR
01/28/2021 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,242.83
20210128-0012832

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10431-SM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2021.

Notary Public
My Commission Expires: My Commission Expires JULY 9, 2024

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christina Lance 2229 Belle Creek Way Nashville, TN 37221	FIRST BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	141-03-0C-028.00-C

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, we, **Julia Marie Boyles and Timothy Christian Boyles, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christina Lance, a single woman**, hereinafter called the Grantee, her 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 Unit No. 28 of Harpeth Springs Village, a Horizontal Property Regime With Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Tennessee Code Annotated Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20810326-0028123, as Amended and Restated in Instrument No. 20180417-0036143, Amended in Instrument No. 20190130-0009015, corrected by Scrivener's Affidavit of record in Instrument No. 20190325-0026836, Register's Office for Davidson County, Tennessee, and By-Laws of Harpeth Springs Homeowners Association, Inc., appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration. Said Unit being depicted on Exhibit "A-1" of said Declaration, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Julia Marie Boyles and Timothy Christian Boyles, wife and husband, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20190701-0063696, Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 1, 2019; and further being part of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company by Deed from Barlow Builders, LLC, a Tennessee limited liability company, of record in Instrument Nos. 20180105-001763 and 20180105-001764, said Register's Office, dated January 4, 2018 and recorded on January 5, 2018.

This is ☒ improved or ☐ unimproved property located at: **2229 Belle Creek Way, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 28th day of January, 2021.

GRANTOR:

Julia Marie Boyles

Timothy Christian Boyles

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julia Marie Boyles and Timothy Christian Boyles, 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 seal at office this 28th day of January, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-20-22

202101280012832

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022