Name and Address of New Owner:
Jacqueline Huser
4048 Longfellow Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 566364 DEEDWARR
02/03/2021 09:44:25 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210203-0015313

Map & Parcel No: 062-02-0B-029.00-CO

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, **Leslie C. Boehms and Adam E. Shanley, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacqueline Huser, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Final Plat of Abbington Park, Phase One, Section One, a Planned Unit Development of record in Plat at Instrument No. 20030328-0041019, and amended in Instrument No. 20060504-0052203, 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 Leslie C. Boehms, a married woman, by Warranty deed from Crystal L. Cannon and husband Riccardo Cannon and Dorothy P. Ewin and husband William Ewin, of record in Instrument No. 20170725-0074949, Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017. (Value of consideration shown in aforementioned deed $246,900.00.)

Being also known as 4048 Longfellow Drive, Nashville, Tennessee 37214.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VSB KEC 20 4048

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of January, 2021.

_____(SEAL)
Adam E. Shanley

_____(SEAL)
Leslie C. Boehms

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 Adam E. Shanley and Leslie C. Boehms, 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.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand and seal this 29th day of January, 2021.

_____
Notary Public
My commission expires: 3/8/21

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 $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29th day of January, 2021.

_____
Notary Public
My commission expires:_____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

File No. 2020-1298