Karen Johnson Davidson County
Batch# 568972 DEEDWARR
02/05/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20210205-0016846

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $419,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 19th day of January, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew Brian Johnson	Evansville Teachers	52-9-168.00 P/O LOT 73
(NAME)	(NAME)	
2684 Miami Avenue	1200 Forest Bridge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Louisville, KY 40223	

Warranty Deed

For and in Consideration of the sum of $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 **Leslie James Boyle, Trustee of The Boyle Family Trust under Agreement dated March 28, 2014,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Brian Johnson**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract of parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows:

Being Lot 73 on the Plan of Woodale Grove Annex Subdivision, less and except that portion taken for Miami Avenue, as of record in Book 547, Page 109 and 110, and herewith excluding sell off for the widening of Miami Avenue regarding that portion of Lot Number 73 Woodale Grove Annex recorded in Book 4002, page 775, Register's office of Davidson County, Tennessee.

Being the same property conveyed to The Boyle Family Trust under Agreement dated March 28, 2014, by deed from Miami Partners, GP, a Tennessee General Partnership, of record in Instrument Number 20161115-0120322 and Deed of Correction executed by Miami Partners, GP, a Tennessee General Partnership, to The Boyle Family Trust under Agreement dated March 28, 2014, of record in Instrument Number 20170103-0000086, Register's Office Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 2684 Miami Avenue, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of January, 2021.

The Boyle Family Trust

BY: Leslie James Boyle
Leslie James Boyle, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie James Boyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The Boyle Family Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2021.

D. Fenn
Notary Public
My Commission Expires: 02/19/2024

JAS1 D.FENN COMM. # 2321955 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY MY COMMISSION EXPIRES FEBRUARY 19, 2024 JAS1

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY