Karen Johnson Davidson County
Batch# 574213 DEEDWARR
02/22/2021 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20210222-0020681

WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-010160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tammy Matthews	PrimeLending, A PlainsCapital Company	
(NAME)	(NAME)	
1025A Battery Lane	18111 Preston Rd. Suite 900	131-12-4B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS ($1,700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOULEVARD BUILDING GROUP, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMMY MATTHEWS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. A of the Homes at Battery Cove I, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at Battery Cove I of record in Instrument No. 20160804-0080828, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at Battery Cove I, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160805-0080828, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Boulevard Building, Group, LLC by Warranty deed from Kevin Krantz of record in Instrument No. 20160804-0080724 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 04, 2016 and Scriveners Affidavit recorded on

May 18, 2018, in Instrument No. 20180518-0047809.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1025A Battery Lane, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th day of February, 2021

Boulevard Building Group, LLC

BY: _____
Luke Anthony Beata
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

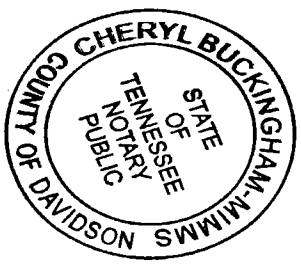
On this the 12th day of February, 2021, before me personally appeared Luke Anthony Beata, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Boulevard Building Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

_____
Notary Public

My Commission Expires: July 5, 2021

(SEAL)



Homeland TITLE

Boulevard Building Group, LLC

BY: _____
Luke Anthony Beata
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Witness my hand and official seal, this the 12th day of February, 2021.

_____
Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

To Be Completed by Homeland Title, LLC Team Member verifying wire proceeds per the above:

Homeland Title, LLC Team Member: Cheryl Buckingham

Phone Number Used and Source of No.: Certified

Bank Name: _____

Automated Message / Website / Employee Name: _____

Location Called From _____

_____
Signature of Homeland Title, LLC Team Member

Date: 2-12-21

INITIALS: _____

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

