Karen Johnson Davidson County
Batch# 591706 DEEDWARR
03/12/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $17,020.00
20210312-0033579

#36111

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132923**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,600,000.00. Beth M. Brock Affiant Subscribed and sworn to before me, this 11th day of March, 2021. Notary Public My Commission Expires: 3-6-24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Boehler Family Trust 2301 Golf Club Lane Nashville TN 37215	Send Tax Bills To: New Owner 2301 Golf Club Ln. Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117 06 0 046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee of the 2301 Golf Club Lane Trust, dated June 26, 2014**("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to Adam Seth Boehler and Shira Kupperman Boehler, Trustees of The Boehler Family Trust, u/a dated August 28, 2013** ("Grantees"), its successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Hillsboro Heights, not of record and described as follows:

Beginning at the Southwest corner of Golf Club Road and 23rd Avenue South; thence with the Southerly margin of said road, Westwardly 210 feet to the center of an orange hedge, said point being 65 feet East of the dividing line between Lots 4 and 5; thence with the center of said hedge Southwardly 346 feet to the Northerly line of Lot No. 16, at a point 80 feet East of the common corner of Lots Nos. 4, 5, 15 and 16; thence with the line between Lots Nos. 4 and 16 Eastwardly 195 feet to the Westerly margin of 23rd Avenue South; thence with said Avenue Northwardly 346 feet to the beginning.

Being the same property conveyed to William T. Chapman IV, Trustee of the 2301 Golf Club Lane Trust Dated June 26, 2014, by Warranty Deed from Sean Patrick Whalen and spouse, Ursula P. Whalen, of record in Instrument No. 20140627-0056651, in the Register's Office of Davidson County, Tennessee, dated June 26, 2014 and recorded on June 27, 2014.

This Conveyance is subject to the following matters:

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 2301 Golf Club Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of March, 2021.

William T. Chapman, IV, Trustee of the 2301 Golf Club Lane Trust, dated June 26, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, Trustee with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 11th day of March, 2021.

Notary Public

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

