Prepared by and Return to:
Summit Title Company
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 295,000.00

Affiant

Subscribed and Sworn before me this 26th day of February , 2021.

Notary Public
My commission expires: 10/12/24

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Arlene Boyd and Keith Boyd 1928 Streamfield Court, Nashville, TN 37013	The same	149-10-0-129

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, **Kathleen D. Weakley FKA Kathleen D. Dillard and Donald Lee Weakley, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Arlene Boyd and Keith Allen Boyd, wife and husband,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Final Plat of Hunter's Run, Section Four, as shown on Plat of record in Instrument No. 20011207-0135040, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to T. F. Homes, LLC by deed of record in Instrument No. 20001228- 0126569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleen D. Dillard, unmarried and Donald Lee Weakley, unmarried, as joint tenants with rights of survivorship, by Warranty Deed dated 06/26/2003 and recorded on 07/02/2003 in Instrument No. 200307020091425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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.

Karen Johnson Davidson County
Batch# 592890 DEEDWARR
03/17/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210317-0035033

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1071877

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2021

Kathleen D. Weakley FKA Kathleen D. Dillard

Donald Lee Weakley

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Kathleen D. Weakley FKA Kathleen D. Dillard and Donald Lee Weakley, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 26 day of Feb., 2021.

Notary Signature

My commission expires:

JAMI K. AVERWATER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01-03-2022
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

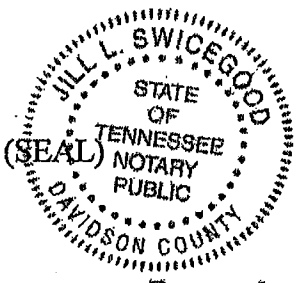
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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