Karen Johnson Davidson County
Batch# 616221 DEEDWARR
04/16/2021 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210416-0050923

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-25-24
(AFFIX SEAL)

DM-SB-C-21-2520

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SHERRI ANN CHURCH NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
John Ryan Boesch and Emily Faye Boesch	**CapStar Bank**	
(NAME)	(NAME)	
2520 Colbert Drive	**2002 Richard Jones Rd., Ste. 300A**	**084-01-0F-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEATHER REBEKAH HANNAH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN RYAN BOESCH AND EMILY FAYE BOESCH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, Joule, as described in the Declaration of Covenants, Conditions and Restrictions for Joule, of record in Instrument No. 20160815-0084729, amended in Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Heather Rebekah Hannah, a single woman by Warranty deed from Joule, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180205-0011222 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 05, 2018.

Being also known as 2520 Colbert Drive 2 Nashville, Tennessee 37206.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20160815-0084729, amended in Instrument No. 20170426-0041065 and Instrument No. 20171204-0123409, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2903, Page 520, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20180207-0012285, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4154, Page 190, in the Register's Office for Davidson County, Tennessee.
- Trunk Sanitary Sewer Easement of record in Book 3498, Page 632, in the Register's Office for Davidson County, Tennessee.
- Agreement for Maintenance of Landscape Buffer of record in Instrument Number 20160815-0084730, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way of record in Instrument Number 20151221-0128088 and Instrument No. 20160108-0002230, in the Register's Office for Davidson County, Tennessee.
- Public Access Easement of record in Instrument Number 20160518-0049528, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities of record in Instrument Number 20151102-0111071, in the Register's

Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2520 Colbert Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15 DAY OF APRIL, 2021.

Heather Rebekah Hannah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER REBEKAH HANNAH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: 1-3-24
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)