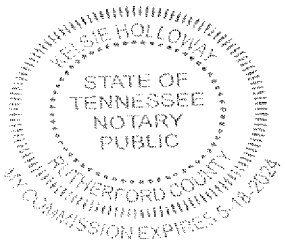
Karen Johnson Davidson County
Batch# 618770 DEEDWARR
04/20/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20210420-0052803



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of April, 2021.

NOTARY PUBLIC

My commission expires: 5-18-2024

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

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jim McLean, Sr. and Raven McLean	OWNER	052-09-0-167.00
(NAME)	(NAME)	
P.O. Box 100453		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		

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 The Boyle Family Trust, dated March 28, 2014,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jim McLean, Sr. and Raven McLean, as joint tenants with right of survivorship**, 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 or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74, Woodale Grove Annex (erroneously referred to as Woodvale Grove Annex in deed of acquisition), part of the Gothard Land, as shown on plat of record in Plat Book 547, pages 109 & 110, in the Register's Office,Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Included in the above description, but expressly excluded from this conveyance is that land conveyed by John L. Saylors and Virgil R. Hall to Metropolitan Government of Nashville & Davidson County, Tennessee, its representatives as described in Book 3986, page 904, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie Boyle, Trustee of The Boyle Family Trust u/a/d dated March 28, 2014 by Deed from Agora, LLC, now known as Agora Nashville, LLC, a Tennessee Limited Liability Company, dated 7/19/2019 of Record in Instrument Number 20190722-0071523, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 2686 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 16th day of April, 2021.

The Boyle Family Trust, dated March 28, 2014

BY: Leslie James Boyle Trustee
Leslie James Boyle, Trustee

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILSON~~ Alameda

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, dated March 28, 2014, 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 16th day of April, 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

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)