THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson The actual consideration or value, whichever is greater, ~~for~~ this transfer is: $425,000.00 Robin Edwards Affiant Subscribed and sworn to before me, this 30th day of April, 2021. Notary Public My Commission Expires: 12-08-24

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 629231 DEEDWARR
05/05/2021 11:50:07 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210505-0060253

WARRANTY DEED

Address New Owner: Garrett Boucher and Chandler Boucher 820 North Woodstone Lane Nashville, TN 37211	Send Tax Bills to: ~~New Owner~~ F&M Bank 50 Franklin Street Clarksville TN 37040	Tax Information: Tax Parcel ID No.____ 172-03-0A-096.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN BERGER AND BARBARA BERGER, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **GARRETT BOUCHER AND CHANDLER BOUCHER, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 96, as shown on the map entitled Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, pages 498 & 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN BERGER AND BARBARA BERGER, HUSBAND AND WIFE, by deed from MOREQUITY, INC., of record in Instrument No. 20081013-0103061, dated September 23, 2008, said Register's Office.

This is improved property commonly known as: **820 North Woodstone Lane, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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 Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their 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, Grantors have executed this instrument on this 30th day of April, 2021.

JOHN BERGER

BARBARA BERGER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BERGER AND BARBARA BERGER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____