Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2021.

Notary Public
My Commission Expires: 1-19-2025

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

2021-227

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael C. Paff	Cincinnati Federal	
641 Mercer Drive	6890 Dixie Highway	075-11-0-073.00
Hermitage, TN, 37076	Florence, KY 41042	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lisa Boyle and David Boyle, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael C. Paff, unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wanda Williams, an unmarried woman by Warranty deed from Carrie L. Craig, an unmarried woman of record in Instrument No. 20181107-0110342 Register's Office for Davidson County, Tennessee, dated November 5, 2018 and recorded on November 7, 2018.

Being the same property conveyed to Lisa Boyle and David Boyle, wife and husband by Warranty deed from Wanda Williams, an unmarried woman of record in Instrument No. 20190227-0017797 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 27, 2019.

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

Karen Johnson Davidson County
Batch# 629261 DEEDWARR
05/05/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210505-0060294

This is improved property located at **641 Mercer Drive, Hermitage, TN 37076.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 30th day of April, 2021.

Lisa Boyle

David Boyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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



Notary Public, D, Shayne Adair My
Commission Expires: 6/13/2022

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

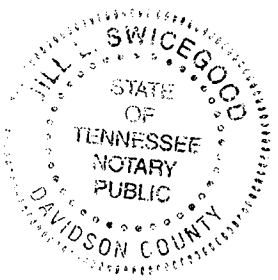
Stewart Title Company

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 Christopher R. Jackson, 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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