THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 639326 DEEDWARR
05/19/2021 10:13:11 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20210519-0067709

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jaky Boulos 352 Dade Drive Nashville, TN 37211	SWBC 9311 San Pedro #100 San Antonio, TX 78216	148-05-0-098

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Aaron Clemins and Christen Clemins, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jaky Boulos, a married woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot(s) 81**, as shown on the map entitled Section One, Haywood Acres, of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 81 fronts 120 feet on the northerly side of Dade Drive and runs bank 257.3 feet on the easterly line and 234.7 feet on the westerly line to a dead line in the rear on which it measures 121.8 feet.

Being the same property conveyed to Aaron B. Clemins and Christen L. Clemins, husband and wife, by Warranty Deed from Fen Re Holding, LLC, a Tennessee Limited Liability Company, of record on September 23, 2014, at Instrument No. 20140923-0087375, Davidson County Register of Deeds.

This is property commonly known as 352 Dade Drive Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 17th **day of May, 2021:**

Aaron Clemins

Christen Clemins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron Clemins and Christen Clemins,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of May, 2021:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$287,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 17 DAY OF May, 2021.

Notary Public

My Commission Expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY