Karen Johnson Davidson County
Batch# 643200 DEEDWARR
05/24/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20210524-0070104

Name and Address of New Owner:
Jamaal Lebronski Boykin
3000 Lebanon Pike
Nashville, TN 37214

Send Tax Bills To: ~~Jamaal Lebronski Boykin~~ ~~3000 Lebanon Pike~~ ~~Nashville, TN 37214~~ Quicken Loans, LLC 1050 Woodward Ave. Detroit, MI 48226-1906

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 85 14 B 45.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Greer, III and Gwendolyn Greer, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jamaal Lebronski Boykin, a married man and Tyrone Marvin Larkins, his spouse,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE FINAL PLAT OF DONELSON DOWNS OF RECORD IN INSTRUMENT NO. 20190221-0015852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN GREER III AND GWENDOLYN GREER, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM BMCH TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON JUNE 26, 2020, OF RECORD IN INSTRUMENT NO. 20200626-0069419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING A PART OF THE SAME PROPERTY CONVEYED TO BMCH TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM SUSAN GENTRY TARPY, RECORDED ON NOVEMBER 3, 2017, OF RECORD IN INSTRUMENT NO. 20171103-0112994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3000 LEBANON PIKE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of May, 2021.

_____(SEAL)
Jonathan Greer, III

_____(SEAL)
Gwendolyn Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2021, before me personally appeared Jonathan Greer, III and Gwendolyn Greer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2021.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $529,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
20th day of May, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2597

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case

Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024