Karen Johnson Davidson County
Batch# 645594 DEEDWARR
05/28/2021 10:34:11 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20210528-0072313

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$354,900.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2021.

Notary Public

My commission expires: 7/17/2021

(AFFIX SEAL)

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John V. Richards	United Wholesale Mortgage	**Map 091-06-0 Parcel 350.00**
5517 Morrow Road	PO Box 202028	
Nashville, TN 37209	Florence SC 29502-2028	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Michael Booher, an unmarried person, and Megan Lynn Chalk, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John V. Richards, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 3 on the Plan of Morrow Road Division, of record in Plat Book 6200, Page 829, 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 Thomas Michael Booher, an unmarried person, and Megan Lynn Chalk, an unmarried person, as joint tenants with rights of survivorship, by Deed dated July 11, 2017 from Jeff Estepp, LLC, of record in Instrument No. 20170712-0070038, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 6200, Page 829, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 4505, Page 838, Register's Office of Davidson County, Tennessee. 3) Easement as set out in Book 2292, Page 617, said Register's Office. 4) Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Book 8131, Page 925, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **5517 Morrow Road, Nashville, TN 37209**

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 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 my/our hand(s) this **27th** day of **May, 2021.**

Thomas Michael Booher

Megan Lynn Chalk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Michael Booher and Megan Lynn Chalk,** the within named sellers, 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 at Nashville, Tennessee, this **27th** day of **May, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY