This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12144-AP

Karen Johnson Davidson County
Batch# 655652 DEEDWARR
06/11/2021 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20210611-0079398

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $309,900.00.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2021.

Notary Public
My Commission Expires: 5/2/22

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-22

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Joseph V. Arias<br>1350 Rosa L. Parks Blvd #234<br>Nashville, TN 37208 | Mortgage Investors Group<br>8320 East Walker Springs Lane<br>Knoxville, TN 37923 | 081-12-0T-234.00CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Clyde R. Boswell and Stacy L. Boswell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph V. Arias, an umarried man**, hereinafter called the Grantee(s), his/her/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 Unit No. 234, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421- 0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit ' recorded at Instrument No. 20080118-0006036, amended at Instrument No. 20080211-0013846, Instrument No. 20110609—0044280, Instrument No. 20110713—0053571, Instrument No. 20120723- 006438, Instrument No. 20131230—0130918 and Instrument No. 201407250066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Clyde R Boswell and wife, Stacy L Boswell, by deed from Clyde Boswell, of record in Instrument No. 20170628-0064850, Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 28, 2017. Also see Warranty Deed in Instrument No. 20141204-0111176.

This Instrument executed on behalf of Clyde R. Boswell and Stacy L. Boswell ("Principal") by Jim Myers pursuant to the Power of Attorney of record in Instrument Number 202106110079397, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1350 Rosa L Parks Boulevard, 234, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 10th day of June, 2021.

GRANTOR:

Clyde R. Boswell by Jim Myers as Attorney-in-Fact
Clyde R. Boswell by Jim Myers as Attorney-in-Fact

Stacy L. Boswell by Jim Myers as Attorney-in-Fact
Stacy L. Boswell by Jim Myers as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Myers the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Clyde R. Boswell and Stacy L. Boswell ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 10th day of June, 2021.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM



202106110079398

# True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM