This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12409-AP

Karen Johnson Davidson County
Batch# 664730 DEEDWARR
06/24/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210624-0086063

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Kristen Vidler
Affiant

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 23rd day of June, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.6.2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces, LLC 1065 Stonebridge Park Dr. Franklin, TN 37069	New Owner	115-03-0-036

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, **Kyle Boswell and Andrea A. Boswell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Southern Spaces, LLC, a Tennessee Limited Liability Company**, 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 Lot No. 109 on the Plan of Brook Meade, Section II, of record in Plat Book 2133, page 76, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 139 feet on the easterly side of Brook Hollow Road and runs back 271.6 feet on the northerly line and 333 feet on the southerly line, to a dead line, measuring 154 feet thereon.

Being the same property conveyed to Kyle Boswell and wife, Andrea A. Boswell by Warranty Deed from Susan Ann Williams, Trustee of the Irrevocable Asset Protection Trust of Mildred S. Williams, dated October 30, 2013, recorded November 1, 2013, of record in Instrument No. 20131101-0113617, Register's Office for Davidson County, Tennessee; and further, as corrected by Scrivener's Affidavit of record in Instrument No. 20140522-0044306, said Register's Office.

This is improved property located at: **758 Brook Hollow Road, Nashville, TN 37205**

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 23rd day of June, 2021.

GRANTOR:

Kyle Boswell

Andrea A. Boswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Boswell and Andrea A. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2021.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Notary Public
My Commission expires: 3-1-2023

202106240086063

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

