THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635527

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $506,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 669796 DEEDWARR
07/01/2021 02:23:49 PM 2 pgs
Fees: $13.00 Taxes: $1,872.20

20210701-0089516

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mallory Voith and Adam Voith 1112 Richmond Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061 07 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. Boehm and Margaret K. Boehm, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mallory Voith and Adam Voith, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of SECTION ONE, KING SUBDIVISION, of record in Plat Book 1130, Page 94, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Thomas E. Boehm and Margaret K. Boehm, husband and wife, by Warranty Deed from Cool Springs Holding LLC, of record in Instrument No. 20180604-0052794, in the Register's Office of Davidson County, Tennessee, dated May 21, 2018 and recorded on June 04, 2018.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for Thomas E. Boehm and Margaret K. Boehm, which Power of Attorney is recorded in Instrument Nos. 20210701-0089514 & 20210701-0089515 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, KING SUBDIVISION, as recorded in Plat Book 1130, Page(s) 94.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180629-0062906.

This is improved property located at 1112 Richmond Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-84-VAES-21-1112

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 25th day of June, 2021.

Thomas B. Boehm
By Kate Rosenthal, as Attorney-In-Fact

Margaret K. Boehm
By Kate Rosenthal, as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas E. Boehm and Margaret K. Boehm and she is authorized by Thomas E. Boehm and Margaret K. Boehm to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021