THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233618** Karen Johnson Davidson County Batch# 673802 **DEEDWARR** 07/09/2021 10:25:44 AM 2 pgs Fees: $13.00 Taxes: $1,287.60 20210709-0092732	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $348,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Ashley Nichole Smith 7098 Westside Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143 03 0E 049.00

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, **Boost Commons Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Nichole Smith, a single woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 49, together with the appurtenant common elements, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument No(s). 20181105-0109337, 20190930-0099544 and 20201221-0150988, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein be reference and made a part hereof the same as though copied herein for more complete identification, description and placement of such Units.

Being part of the same property conveyed to Boost Commons Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, in record in Instrument No. 20181015-0101816, in the Register's Office of Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180921-0093677, as amended in Instrument No. 20181105-0109337, 20190930-0099544, 20201221-0150988, and 20210525-0070666.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4764, Page 710

Easement for Right of Way, recorded in Book 3898, Page 425 and Instrument No. 20140114-0003778; Affidavit recorded in Instrument No. 20140416-0031703.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.

Easement for Overhead Line, recorded in Instrument No. 20190828-0086735.

Shared Driveway Use and Maintenance Easement Agreement recorded May 25, 2021 in Instrument No. 20210525-0070665.

This is improved property located at 7098 Westside Circle Nashville TN 37205

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.

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 8th day of July, 2021.

Boost Commons Development, LLC

By: Victor Bishara, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Boost Commons Development, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 8th day of July, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024