Karen Johnson Davidson County
Batch# 676997 DEEDWARR
07/15/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,389.20
20210715-0095011

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $916,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2021. Notary Public My commission expires: 8-10-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cecilia Lynn Dodd and Mark Boughton	**Cecilia Lynn Dodd and Mark Boughton**	**104-15-0-265.00**
2112 W. Linden Avenue	**2112 W. Linden Avenue**	
Nashville, TN 37212	**Nashville, TN 37212**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

David A. Wright and wife, Mary Jane Turbett

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cecilia Lynn Dodd and Mark Boughton, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 41 and the easterly 45 feet of Lot No. 40 on the Map of Linden Place, as of record in Book 547, Pages 121, and 122, Register's Office for said County. SAID Lot and part of lot adjoin and front 120 feet on the northerly side of West Linden Avenue adn extend back between parallel lines 145 feet to a dead line.

Being the same property conveyed to David A. Wright and wife, Mary Jane Turbett by Warranty deed from David Baldwin and wife, Mary Alice Baldwin of record in Book 6939, page 438, Register's Office for Davidson County, Tennessee.

SP 11/2015

This is improved property known as **2112 W. Linden Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of July, 2021.

David A. Wright

Mary Jane Turbett

STATE OF Florida

COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David A. Wright and Mary Jane Turbett, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of July, 2021.

Notary Public
My Commission Expires: November 01, 2024

RAINA S. TURNER
Notary Public-State of Florida
Commission # HH 58859
My Commission Expires
November 01, 2024

Lenders Title Company File No. 21-000188-528

SP 11/2015

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8th, 2021 (date of document).

Affiant Signature

July 13th, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

