Karen Johnson Davidson County
Batch# 677903 DEEDWARR
07/16/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.59
20210716-0095679

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131578**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $377,996.00 Affiant Subscribed and sworn to before me, this 9th day of July, 2021. Notary Public My Commission Expires: 4/3/22

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

WARRANTY DEED

Address New Owner: Rachel Howard 7104 Westside Circle Nashville TN 37205	Send Tax Bills To: New Owner 7104 Westside Circle Nashville, TN 37205	Tax Information: Tax Parcel ID No. 143 03 0E 052.00

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 **Rachel L. Howard, an unmarried woman**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 52 of 1101 Boost Commons a Townhouse Planned unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1101 Boost Commons a Townhouse Planned unit Development , a Horizontal Property Regime, of record in Instrument Number 20180921-0093677, as amended in Instrument No's. 20181105-0109337 and 20190930-0099544, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a Part of 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, of 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's. 20181105-0109337, 20190930-0099544, and 20201221-0150988.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181212-0121003.
Easement for Right of Way, recorded in Book 3898, Page 425 and Book 4764, Page 710.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.

Easement for Permanent Telecommunication, recorded in Instrument No. 20140114-0003778 as affidavit recorded in Instrument No. 20140416-0031703.

Hazardous Substances Indemnity Agreement as set forth in instrument recorded in Book 8066, Page 477.

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

This is improved property located at 7104 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 9th 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 9th day of July, 2021.

Notary Public
My Commission Expires: _____

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 9, 2021.

Date

Affiant Signature

July 9, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON