Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21060046

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00

Amanda Briner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF July, 2021.

NOTARY PUBLIC
My Commission expires: 10/26/24

Address of New Owner
Halie Mosley
507 B Eastboro Drive
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
091-13-0E-002.00 CO

Karen Johnson Davidson County
Batch# 678362 **DEEDWARR**
07/16/2021 10:43:09 AM 2 pgs
Fees: $13.00 Taxes: $1,861.10

20210716-0095736

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Melanie Boukas, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Halie Hampton and McTier Mosley, wife and husband** hereinafter called the **Grantee(s)**, his/her/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 Unit No. 507B, together with the appurtenant interest in the common elements of 507 Eastboro Drive Commons, a Horizontal Property Regime with Private Elements established by Declaration in Instrument No. 20151221-0128288, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 39 on the Plan of E.T. Brown's Subdivision of an 18-acres tract of The Charlotte Pike of record in Plat Book 332, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melanie Boukas, a single woman, by Warranty Deed from Nancy M. Testerman, unmarried, dated 07/12/2019 and recorded on 07/15/2019 in Instrument No. 20190715-0069060, Register's Office for Davidson County, Tennessee.

This is property generally located:
507 B Eastboro Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 332, Page 116, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20151221-0128288, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Jared Virgil Wilson joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Melanie Boukas**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Melanie Boukas and Jared Virgil Wilson** has/have caused this instrument to be executed, this the 15 day of July, 2021.

Melanie Boukas

Jared Virgil Wilson

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Melanie Boukas and Jared Virgil Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 15 day of July, 2021

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY