Karen Johnson Davidson County
Batch# 688295 DEEDWARR
08/02/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,980.06
20210802-0103418

Name and Address of New Owner: Mr. and Mrs. Chad W. Boyer
Send tax Notices to Same : 1102 Old Dickerson Pike, Goodlettsville, TN 37072

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State of Tennessee)
County of WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $535,150.00.

Affiant

Sworn to and subscribed before me, the 28th day of July, 2021.

Notary Public

My Commission Expires: 7/9/23

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Parcel No: 03306-017.00-000

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *FIVE HUNDRED THIRTY-FIVE THOUSAND ONE HUNDRED FIFTY and No/100 DOLLARS ($535,150.00)*, cash in hand paid, the receipt of which is hereby acknowledged, I, **RAYMOND TERRY HALL**, have bargained and sold and by these presents do transfer and convey unto **CHAD W. BOYER** and **JAVONNE P. BOYER**, husband and wife, their heirs and assigns, the following described tract or parcel of land located in the Second (2nd) Civil District of Davidson County, Tennessee, bounded and described as follows:

A lot or parcel of land located in the 2nd Civil District of Davidson County, Tennessee and being Lot No.3 according to the plan of Murphy Meadows Subdivision, of record in Book 5800, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

BEING the same property conveyed to Raymond Terry Hall and wife, Margie Kirby Hall by Warranty Deed from Joe T. Coleman and wife, Donna C. Coleman dated September 14, 1994, of record in Record Book 9466, Page 488, Register's Office for Davidson County, Tennessee. Margie Kirby died October 5, 2006, leaving Raymond Terry Hall as sole owner as surviving tenant by the entirety.

This conveyance is subject to the following:

1. Such matters as shown on the Murphy Meadows plat dated November 25, 1981, by Caldwell Engineering & Surveying of record in Book 5800, Page 67, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Record Book 9466, Page 488, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, Tennessee

This is improved property commonly known as 1102 Old Dickerson Pike, Goodlettsville, Tennessee 37072.

Possession: Date of deed
2021 Taxes Prorated

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CHAD W. BOYER** and **JAVONNE P. BOYER**, husband and wife, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **CHAD W. BOYER** and **JAVONNE P. BOYER**, husband and wife, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 28 day of July, 2021.

Raymond Terry Hall

RAYMOND TERRY HALL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Raymond Terry Hall**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 28 day of July, 2021.

Notary Public

My Commission expires: 11/15/23
WD-Hall-Boyer

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 7/28/2021.

Kimberly D Hicks
Affiant
Date: 7/30/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON