WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13378-AP

Karen Johnson Davidson County
Batch# 707506 DEEDWARR
08/31/2021 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $388.50
20210831-0117284

WARRANTY DEED

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Seymour Hollow Properties, LLC 227 Sackett St., Unit 3 Brooklyn, NY 11231	Same as Owner	**030 00 00 0266.00**

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **LAURA A. BOOS, unmarried,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SEYMOUR HOLLOW PROPERTIES, LLC, a Tennessee Limited Liability Company,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING located in the 14th Civil District of Davidson County, TN, on the South side of Seymour Hollow Road and being described pursuant to Affidavit with attached Survey of the Robert Joel Hopkins and Sariah Hopkins Property dated September 27, 2007, and described as follows:

TRACT #7: BEGINNING at an iron rod in the South margin of Seymour Hollow Road, same being the Northeast corner of Tract #8 of the Hopkins Property (5.01 acres as per survey of same date) and the Northwest comer of this tract, also being North 81 degrees 06 minutes 29 seconds East 142.63 feet from a 14-inch .walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 124.00 feet to an iron rod in said margin; thence leaving road with line of Tract #6 of the Hopkins property (5.20 acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 369.78 feet to an iron rod; thence South 42 degrees 49 minutes 49 seconds West 840.25 feet to an iron rod; thence with line of Martha Swah (IN #20020619-0074092, RODCT) North 82 degrees 15 minutes 04 seconds West 138.16 feet to an iron rod at a sassafras snag; thence North 64 degrees 14 minutes 39 seconds West 64.88 feet to an iron rod at a snag; thence with line of David Lee Gunderson North 15 degrees 15

minutes 20 seconds East 100.29 feet to a metal post; thence North 12 degrees 46 minutes 21 seconds East 51.28 feet to an iron rod; thence with line of said Tract #8 North 49 degrees 38 minutes 50 seconds East 800.78 feet to an iron rod; thence North 01 degree 57 minutes 40 seconds East 254.67 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman., Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville., Tennessee, 37074 dated September 27, 2007.

BEING the same property conveyed to LAURA BOOS, unmarried by Deed dated March 26, 2018, and executed by SARIAH M. HOPKINS, married and recorded as Instrument No. 30180328-0028787, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL RUN WITH THE PROPERTY:

1. Mobile Homes and Non-Site Built Homes (single wide, double wide, triple wide, modular and other classification) are not permitted to be placed on the property at any time. Systems Built Log Homes are permitted and are excluded from this restriction. All other types of system-built homes shall require prior approval from Seller.

2. Future subdividing of any parcel is not permitted. Each parcel is constrained to the size and shape described in the September 27, 2007, Survey performed by Carroll Carman, Registered Land Surveyor. Said Survey was recorded in the Register's Office for Davidson County, as Instrument No. 20071001-0116457.

3. Storage of junk metal of junk cars on property is not permitted.

4. Logging of trees, except that considered reasonable and necessary for construction, is prohibited.

5. Commercial kenneling of dogs is not permitted on property.

6. Swine are not permitted to be raised or kept on the property.

7. Homes may not be occupied until completion, when certificate of occupancy is issued by the County Codes Department.

This is unimproved property known as 5040 Seymour Hollow Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITNESS (my/our) hand(s) this the 25 day of August 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LAURA A. BOOS

STATE OF TENNESSEE COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Laura A. Boos, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 1-2326

State of Tennessee County of Sumner

The actual consideration or value, whichever is greater for this purchase is $105,000.00.

Affiant

Sworn to and subscribed before me on this the 25 day of August, 2021.

Notary Public

My Commission Expires: 1-25-26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/25/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/25/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 **day of** August, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM