Karen Johnson Davidson County
Batch# 722051 DEEDWARR
09/22/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210922-0127716

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0664

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sean Varicalli and Mimi Wheeler Nichols	Rocket Mortgage, LLC fka Quicken Loans, LLC	Map: 08410002600
(NAME) 2219 Maplecrest Drive	(NAME) PO Box 6577	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY C. BOYCE, JR. AND SARAH E. BOYCE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SEAN VARICALLI, A SINGLE MAN AND MIMI WHEELER NICHOLS, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 49 on the plan of Maplecrest Subdivision, as of record in Plat Book 1835, Page 27-28, said Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 49 fronts 80 feet on the southwesterly side of Maplecrest Drive and runs back 460 feet on the northwesterly line and 355.9 feet on the southeasterly line to a dead line in the rear, measuring 166 feet thereon.

Included in the above description but excluded therefrom is a small tract of land conveyed to 14th Civil District of Metropolitan Government of Nashville and Davidson County, Tennessee by Instrument of record in Book 4236, page 978, Register's Office for Davidson County, Tennessee.

BEGINNING at the NE corner of Lot No. 49; thence N 50 degrees 27' 38" E 40.5 feet along the lot line between Lot Nos. 49 and 50 of said plan to a point on the easterly margin of Briley Parkway; thence S 41 degrees 23' 30" E 46.7 feet along the easterly margin of Briley Parkway; the same being parallel to and 140 feet from the centerline of said Briley Parkway, to a point on the rear line of Lot No. 49; thence N 82 degrees 22' 38" W 63.2 feet along the rear line of Lot No. 49 to the point of beginning, containing 940 square feet, more or less.

Being the same property conveyed to Timothy C. Boyce, Jr. and Sarah E. Boyce, husband and wife, by deed from Doris Jean Carr, of record in Instrument No. 20151002-0100447, dated September 30, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 27 and 28, said Register's Office.

Sanitary Sewer Easement of record in Book 4883, Page 997, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2219 Maplecrest Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hands this 16th day of September, 2021.

Timothy C. Boyce, Jr.

Sarah E. Boyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy C. Boyce, Jr. and Sarah E. Boyce, 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.

Witness my hand and official seal this, 16th day of September, 2021.

My Commission Expires:

11/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 September 14, 2021.

(AFFIANT) – Aubrey Seavers

09/14/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of September, 2021.

My commission expires: 1/13/23

Notary Public

