Karen Johnson Davidson County
Batch# 727180 DEEDWARR
09/30/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210930-0131402

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025 (AFFIX SEAL)

JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

G-VRES-21-850

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Boyea	SWBC Mortgage Corp.	
(NAME)	(NAME)	**084-01-0-096.00**
850 Rose Park Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIKA VIRGINIA NELSON AND ROBERTA LEE NELSON, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE BOYEA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erika Nelson and Roberta Robison both unmarried by Warranty deed from Tim M. Kemell of record in Instrument No. 20170420-0038667 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 20, 2017.

Erika Nelson and Roberta Robison having since married. Roberta Robison is now known as Roberta Lee Nelson.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3676, Page 361, as amended in Book 3707, Page 356, in the Register's Office for Davidson County, Tennessee.
- Amendments to Rose Estates Plat, Section of record in Book 3805, Page 360 and Book 3862, Page 92, in the aforesaid Register's Office.
- Amendment to Plan and Owner's Certificate of record in Book 3840, Page 393, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **850 Rose Park Drive, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th DAY OF SEPTEMBER, 2021.

Erika Virginia Nelson by Attorney in Fact

Erika Virginia Nelson by Margaret Means,
Attorney in Fact

Roberta Lee Nelson by Attorney in Fact

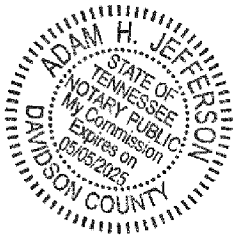
Roberta Lee Nelson by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ERIKA VIRGINIA NELSON AND ROBERTA LEE NELSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIKA VIRGINIA NELSON AND ROBERTA LEE NELSON.

Witness my hand and official seal this the 24th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/29/2021 (date ~~of document~~).

Affiant Signature

09/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025