Karen Johnson Davidson County
Batch# 729157 DEEDWARR
10/04/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20211004-0132777

WARRANTY DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

DM-ER-21-1706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Sean M. Boaglio and Christine A. Boaglio	Same As New Owner	
(NAME)	(NAME)	
1706 Holly St	1706 Holly St	**083 14 0 055.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **COLLEEN M. DWYER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN M. BOAGLIO AND CHRISTINE A. BOAGLIO, HUSBAND AND WIFE,** 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 the 7th, formerly the 23rd, Ward of the City of Nashville, Davidson County, Tennessee, being part of the Priest Home Place in East Nashville, a plan of which is of record in Book 161, page 102, Registers Office for said County, but said plan does not show that part of the property including the lot in question, which is described as follows:

Beginning at a point in the Southerly margin of Holly Street, formerly Chadwell Street, 160 feet Easterly from the Easterly margin of 17th Street, formerly Priest Street; thence Southerly parallel to 17th Street, 150 feet to the Northerly margin of a 10-foot alley; thence Easterly with this alley, 50 feet to the Westerly margin of another alley; thence Northerly, with this last mentioned alley, 150 feet to the Southerly margin of Holly Street; thence Westerly with same, 50 feet to the beginning.

Being the same property conveyed to Colleen M. Dwyer, unmarried, by Warranty Deed from Gregory Howard Estes, unmarried, and Henry Worth Crouch, Jr., married, of record in Instrument No. 20080529-0054682, in the Register's Office of Davidson County, Tennessee, dated May 27, 2008 and recorded on May 29, 2008.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for 2022 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Priest Home Place Subdivision, as recorded in Plat Book 161, Page(s) 102.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1706 Holly St, 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 30 DAY OF SEPTEMBER, 2021.

Colleen M. Dwyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN M. DWYER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Emily Manno, 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 9/30/21.

Date

Emily Manno

Affiant Signature

9/30/21

Date

State of Tennessee

County of Davidson

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

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON