THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211037961

Karen Johnson Davidson County
Batch# 756506 **DEEDWARR**
11/17/2021 09:59:32 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20211117-0153016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christian S. Pedersen 542 Littlestone Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 143-03-0E-024.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald B. Hofferber, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian S. Pedersen, married**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 24 together with all private elements, limited common elements and common elements appurtenant thereto, of 1101 Boost Commons, created under Title 66,Section 17-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, as amended by that First Amendment thereto of record in Instrument No. 20181105-0109337, and as further amended by that Second Amendment thereto of record in Instrument No. 20190930-0099544, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration as amended, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being a portion of the same property conveyed to Ronald B. Hofferber, a single man by Warranty deed from Boost Commons Development LLC, a Tennessee limited liability company of record in Instrument No. 202010050114779 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 5, 2020.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Ronald B. Hofferber which Power of Attorney is recorded in Instrument Number 20211117-0153015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable, and all years thereafter.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180921-0093677 and 20181105-0109337 and 20190930-0099544, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180921-0093677, amendment in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictions of record in Book 4764, Page 710 and Book 3898, Page 425, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Instrument Number 20131202-0122643, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181212-0121003, in the Register's Office for Davidson County, Tennessee.

Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

Affidavit of record in Instrument Number 20140416-0031703, in the Register's Office for Davidson County, Tennessee.

Grant of Overhead Line Easement of record in Instrument Number 20190828-0086735, in the Register's Office for Davidson County, Tennessee.

Common Area Conveyance of record in Instrument Number 20190828-0086735, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 188, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7034 Westside Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2021.

Ronald B. Hofferber by

Ronald B. Hofferber by Abby Benson as 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, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Ronald B. Hofferber and that she is authorized by Ronald B. Hofferber to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of November, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022