Karen Johnson Davidson County
Batch# 763364 DEEDWARR
11/30/2021 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20211130-0157969

Name and Address of New Owner:
Theo A. Ferrin
1815 Rosebank Avenue
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 073 13 0 168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James O. Boyd and wife, Paula G. Boyd**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Theo A. Ferrin,** an unmarried man , "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 8 on the Plan of Section 1, Henderson Gardens, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 75 feet on the Southerly side of Rosebank Avenue and runs back 142 feet on the West line and 137.9 feet on the East line to a dead line in the rear measuring 60.3 feet thereon.

Being the same property conveyed to James O. Boyd and wife, Paula G. Boyd, by Warranty Deed from Ida R. Barry, unmarried, James O. Boyd and wife, Paula G. Boyd, of record in Book 9472, Page 754, in the Register's Office of Davidson County, Tennessee, dated September 16, 1994 and recorded on September 22, 1994.

This improved property known as 1815 Rosebank Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2021.

James O. Boyd (SEAL)
James O. Boyd

Paula G. Boyd (SEAL)
Paula G. Boyd

STATE OF FLORIDA
COUNTY OF PASCO

On this 15th day of November, 2021, before me personally appeared James O. Boyd and Paula G. Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

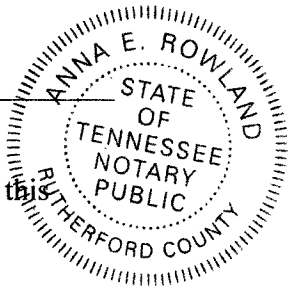
Carol Ann Horne
Notary Signature
My commission expires: 6/8/2025

CAROL ANN HORNE
Notary Public - State of Florida
Commission # HH 128753
My Comm. Expires Jun 8, 2025
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



(Affiant)

Sworn to and subscribed before me this 15th day of November, 2021.

Notary Public
My commission expires: 5·22·22
File No. 2021-3616

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/15/2021 (date of document).

Jennifer Russell
Affiant Signature

11/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

