Karen Johnson Davidson County Batch# 776399 **DEEDWARR** 12/17/2021 02:31:35 PM 2 pgs Fees: $13.00 Taxes: $9,250.00 20211217-0167339	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00 Affiant Subscribed and sworn to before me, this 16th day of December, 2021. Notary Public My commission expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sara M. Bovender **Richard S. Bovender**	New owner	**11610002400**
305 Belle Meade Boulevard		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dalena Berrett, unmarried

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

Sara M. Bovender and Richard S. Bovender, wife and husband

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:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the First Belle Meade Subdivision, as of record in Book 332, Pages 88-89, Register's Office for said County, and part of Lot No. 1 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3 in Deer Park, Belle Meade, as of record in Book 421, Page 133, said Register's Office, described together according to a survey made by W.B. Southgate, Surveyor, May 21, 1938, as follows:

Beginning at the Northwest corner of Belle Meade Boulevard and Jackson Boulevard; thence with the northerly margin of Jackson Boulevard, northwestwardly 298.05 feet to the corner of Lot Nos. 1 and 2 on the last above mentioned plan; thence with the line between said two lots in a northerly direction 125 feet to an iron pin; thence in a southeasterly direction 295 feet to an iron pin in the westerly margin of Belle Meade Boulevard; thence with the westerly margin of said Boulevard, southwardly 125 feet to the point of beginning.

Being the same property conveyed to Dalena Berrett, by General Warranty Deed from Victor H. Rumore, dated January 20, 2005, of record in Instrument No. 20050202-0012024, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 309 Belle Meade Boulevard, Nashville, TN 37205.

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 in 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.

Dalena Berrett Date: 12/13/21
Dalena Berrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Dalena Berrett, the within named Grantor(s), 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, at office, this 13 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023