Karen Johnson Davidson County
Batch# 777281 DEEDWARR
12/21/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20211221-0168407

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn before me this the 15th day of December, 2021.

Notary Public
My commission expires: July 9, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Boado 1128 Jacobs Ct Joelton, TN 37080	New Owner	020-00-0 067.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW J. TREMBLAY, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUSTIN BOADO AND ZINNIA VELEZ-BOADO, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled Section Three, Jacobs Valley, of record in Instrument No. 20021010-0124310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew J. Tremblay, a married man, by deed dated 02/16/2018, from Scott H. Byrd and wife, April N. Byrd, of record in Instrument No. 20180220-0015910, Register's Office for said County.

The said property was not the primary residence of the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1128 Jacobs Ct, Joelton, TN 37080.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of December, 2021.

~~Matthew J.~~ Tremblay

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew J. Tremblay**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2021.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-15-21.

Affiant Signature

12-16-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 16 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY