Karen Johnson Davidson County
Batch# 795793 DEEDWARR
01/26/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $565.36
20220126-0009615

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $152,800.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2022.

Notary Public

My commission expires: 06.14.25

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee **The Boyd 4158 Trust**	**New Owner**	**05905008400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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,

Brandon Adams, Trustee of The 4158 Boyd Dr Trust

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

Erin Dias, Trustee The Boyd 4158 Trust

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 Lot No. 40, on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, register's Office for said County, described as follows:

Beginning at a point in the East margin of Boyd Drive, common corner of Lots 40 and 41, the Southwest corner of the subject lot; thence eastwardly 150.0 feet to a monument; thence Northwardly 140.98 feet to a point in the southerly margin of Buenaview Boulevard; thence with the margin of same, westwardly 124.96 feet to a monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, southwestwardly 39.27 feet to a point in the East margin of Boyd Drive; thence with the margin of same southwardly 116.7 feet to the point of beginning.

Being the same property conveyed to Carl A. Harris and wife, Sarah P. Harris, by Deed from Imperial Corporation, a Tennessee Corporation, dated April 13, 1971, of record in Book 4493, Page 726, Register's Office for Davidson County, Tennessee. Carl A. Harris predeceased Sarah P. Harris leaving her as surviving tenant by the entirety. Sarah P. Harris died intestate on 9/11/09 leaving Carl A. Harris, Jr. as her sole heir at law: reference made to Affidavits of Heirship of record in Instrument No. 20100115-0004045, and Instrument No. 20100115-0004046, said Register's Office.

Being the same property conveyed to Brandon Adams, Trustee of The 4158 Boyd Dr Trust by Quitclaim Deed from Carol A. Harris, Jr. as recorded on the 23rd day of September, 2021 in Instrument No. 20210923-0127861, Register's Office of 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 4158 Boyd Drive, Nashville, TN 37218.

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.

_____ Date: 1/13/22

The 4158 Boyd Dr Trust
By: Brandon Adams
Its: Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Brandon Adams** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Trustee of The 4158 Boyd Dr Trust and that he is authorized by The 4158 Boyd Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of January, 2022.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 06-24-25

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 1/13/2022 (date of document).

Jennifer Russell
Affiant Signature

1/18/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

