WARRANTY DEED

Karen Johnson Davidson County
Batch# 811429 **DEEDWARR**
02/25/2022 11:31:34 AM 2 pgs
Fees: $13.00 Taxes: $1,679.80

20220225-0021691

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00

Elizabeth Nanda Giaritelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF FEBRUARY, 2022.

Jim Myers
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Nanda Giaritelli Jeffrey Lee Hammer	New Owner	
(NAME) 867 Rodney Dr.	(NAME)	129-16-0-005.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Deborah Lynn Boyte, Successor Trustee of the Edward D. Boyte, Jr. and Reater M. Boyte Trust dated October 1, 1999** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Lee Hammer, a single man and Elizabeth Nanda Giaritelli, a single woman as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 94 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page (s) 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 94 fronts 100 feet on the Easterly side of Percy Warner Boulevard and runs back between parallel lines 150 feet to the west margin of L & N Railroad right-of-way.

Being the same property conveyed to Edward D. Boyte, Jr. and wife, Reater M. Boyte by Warranty deed from Bruce Batson and wife, Cathrin P. Batson of record in Book 4174, page 968, Register's Office for Davidson County, Tennessee, dated September 22, 1967 and recorded on September 29, 1967.

Being the same property conveyed to Edward D. Boyte, Jr and wife, Reater M. Boyte, Trustee of the Boyte Joint Revocable Living Trust Agreement U/A/D October 01, 1999 by Quitclaim deed from Edward D. Boyte, Jr. and Reater M. Boyte of record in Book 11699, page 998, Register's Office for Davidson County, Tennessee, dated October 01, 1999 and recorded on October 12, 1999. (Value or consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 926 Percy Warner Blvd Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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

Witness my hand this 24th day of February, 2022.

The Edward D. Boyte, Jr. and Reater M. Boyte Trust dated October 1, 1999

Deborah Lynn Boyte, Successor Trustee

Deborah Lynn Boyte, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deborah Lynn Boyte,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Successor Trustee** of the **Edward D. Boyte, Jr. and Reater M. Boyte Trust dated October 1, 1999** to execute this instrument on behalf of the **Edward D. Boyte, Jr. and Reater M. Boyte Trust dated October 1, 1999.**

WITNESS my hand and official seal at office this 24th day of February, 2022.

Jacqueline G Burch

Notary Public
My Commission Expires: 9-8-22

JACQUELINE G BRUCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY