Karen Johnson Davidson County
Batch# 815438 DEEDWARR
03/04/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220304-0024858

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/22/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3110

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan J. Brown and Lauren E. McKinley	Canopy Mortgage, LLC	084-01-0-111.00
832 Roseview Drive	360 Technology Ct, Ste 200	
Nashville, TN 37206	Lindon, Utah 84042	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

D. Clay Boone and wife, Juanita Boone

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren E. McKinley, an unmarried woman and Ryan J. Brown, an unmarried man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 45 on the Plan of Rose Estates, Section 1, as of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Roseview Drive at the Corner of Lots Nos. 45 and 46; thence Northerly with said Drive, 95 feet to a monument; thence around a curve in a Westerly direction 44.34 feet to a monument in the Southerly margin of Rose Park Drive; thence Southwesterly with said Drive 93.57 feet to the corner of Lots Nos. 44 and 45; thence with the line between said Lots, Southerly 78.76 feet to the corner of Lots Nos. 45 and 46; thence Easterly with the line between the Lots 116.75 feet to the point of beginning.

Being the same property conveyed to Jackie N. Boone and wife, Goldie Boone by Warranty deed from Henry A. Stevens, Jr. and Betty J. Stevens, tenants in common of record in Book 4284, Page 287, Register's Office for Davidson County, Tennessee, dated November 5, 1968 and recorded on November 6, 1968.

Being the same property conveyed to D. Clay Boone and wife, Juanita S. Boone by Quitclaim deed from Goldie Boone of record in Instrument No. 20070104-0001740 Register's Office for Davidson County, Tennessee, dated December 14, 2006 and recorded on January 4, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 832 Roseview Drive Nashville, TN 37206

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 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.

Witness my hand on February 22, 2022.

D. Clay Boone

Juanita Boone

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, D. Clay Boone and Juanita Boone, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 22, 2022.

Notary Public

My Commission Expires: 9/20/25

File #: 2022-3110

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027



Certificate of Authenticity

I, Robert L. Scruggs, 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 the 22nd day of February, 2022.

Robert L Scruggs 2.22.2022

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 22nd day of February, 2022

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023