Karen Johnson Davidson County
Batch# 819164 DEEDWARRSP
03/10/2022 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $8,140.00
20220310-0027821

THIS INSTRUMENT PREPARED BY: WOOD STABELL LAW GROUP, PLLC 4535 Harding Pike Ste. 100 Nashville, Tennessee 37205 (615) 356-7755	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. _____ Affiant Subscribed and sworn to before me, this 18 day of February, 2022. _____ Notary Public My Commission Expires: _____

Address New Owner: Joshua Boyd 1829 Jo Johnson Ave Nashville, TN 37203	Send Tax Bills to: Same	Tax Information: Map/Parcel 106-06-0-036.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CANDACE FESMIRE and husband, ROBERT RYAN FESMIRE (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOSHUA BOYD ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 21 Cleveland Ave, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B", Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 18th day of February, 2021.

GRANTOR

CANDACE FESMIRE

ROBERT RYAN FESMIRE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, CANDACE FESMIRE and ROBERT RYAN FESMIRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in aforesaid County and State, this 18th day of February, 2022.

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Notary Public

My commission expires:

4867-6984-2956, v. 1

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sneed-Cox Subdivision of record in Plat Book 8250, Page 796, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candace Fesmire and husband, Robert Ryan Fesmire, by the Warranty Deed of record in Instrument No. 20150417-0034432, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2022, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 796, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3794, Page 839, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5218, Page 598, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 February 18, 2022 (date of document).

Affiant Signature

February 18, 2022

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202203100027821