WARRANTY DEED

Karen Johnson Davidson County
Batch# 823395 DEEDWARR
03/16/2022 01:53:54 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20220316-0030819

BS-922-22-612

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Latroy Boseman	**New Owner**	
(NAME)	(NAME)	**060-11-0A-052.00CO**
613 Merrylodge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF BEVERLY JORDAN AND JOHN KEITH LYNCH AND MICHELLE ELAINE LYNCH AND KENNETH MARK LYNCH AND JEANNE KAY NESTLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LATROY BOSEMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 70 on the Plan of Final Plat, Section Four, Pine Ridge of record in Plat Book 6900, Page 189, as amended at Plat Book 9700, Page 102, and Plat Book 9700, Page 178, 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 Beverly Jordan by Warranty Deed from Nelson Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20030602-0074943 Register's Office for Davidson County, Tennessee, dated May 23, 2003 and recorded on June 02, 2003.

The said Beverly Jordan having since died intestate on October 20, 2021, leaving Jeanne Kay Nestler, John Keith Lynch, Kenneth Mark Lynch, and Michelle Elaine Lynch as her sole heirs at law, as evidenced by Affidavits of Heirship, of record in Instrument No. 20220112-0004622, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 178, Plat Book 6900, Page 189, revised in Plat Book 9700, Page 102 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10886, Page 791, Amended in Instrument No. 200003070023333, Register's Office for Davidson County, Tennessee
- Sewer Easement of record in Book 3984, Page 723 and Book 8006, Page 926, in the Register's Office for Davidson County, Tennessee.
- Charter for Pine Ridge Homeowners Association, Inc. of record in Book 7903, Page 352 and Instrument No. 20050419-0043618, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 8006, Page 946, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common areas to Homeowners Association of record in Book 7892, Page 616 and Book 8629, Page 907, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10886, Page 805, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 Merrylodge Court, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF MARCH, 2022.

The Estate of Beverly Jordan

John Keith Lynch by John Gleaves, Attorney-in-Fact

Michelle Elaine Lynch by John Gleaves, Attorney-in-Fact

Kenneth Mark Lynch by John Gleaves, Attorney-in-Fact

Jeanne Kay Nestler by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JOHN GLEAVES , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN KEITH LYNCH, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN KEITH LYNCH

Witness my hand and official seal, this the 2nd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JOHN GLEAVES , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHELLE ELAINE LYNCH, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHELLE ELAINE LYNCH.

Witness my hand and official seal, this the 2nd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JOHN GLEAVES , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH MARK LYNCH, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH MARK LYNCH

Witness my hand and official seal, this the 2nd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,JOHN GLEAVES , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEANNE KAY NESTLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JEANNE KAY NESTLER.

Witness my hand and official seal, this the 2nd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC, 2012 21st Avenue South Nashville, TN 37212