Karen Johnson Davidson County
Batch# 843018 DEEDWARR
04/20/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220420-0045604

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.** Affiant Subscribed and sworn to before me, this the 12th day of April, 2022. Notary Public My commission expires: 10/02/2023 (AFFIX SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua K. Boyd **Nicole R. Boyd**	Joshua K. Boyd Nicole R. Boyd	**Map 127 Parcel 248.00**
365 Leon Drive	678 Autumn Wood Dr.	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Colin Fulgenzi and Danielle Fulgenzi, husband and wife

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

Joshua K. Boyd and Nicole R. Boyd, husband and wife

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 the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P.A. Chapdelaine, Tennessee, Surveyor No. 882, dated May 2, 1983, and being a 17.69 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin in the center of an unnamed easement road after being measured along the centerline of Leon Easement Road 582.72 feet in a northwesterly direction from a point being measured along the centerline of said unnamed easement road 1579.67 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, Page 898, said Register's Office, also being R. C. Bibbs' Northwest corner as shown in Book 5976, Page 555, said Register's Office.; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors and assigns but with the duties described in Book 5393, Page 898, and now the within conveyed land being described as follows: South 32 degrees 08 minutes 10 seconds East 150 feet to a point with the centerline of Leon Easement Road and thence with a curve running along the centerline of Leon Easement Road 145.31 feet and 86.07 feet in a southerly direction; thence South 21 degrees 03 minutes 47 seconds East 799.94 feet to an iron pin; thence South 83 degrees 38 minutes 11 seconds East 1175.76 feet to an iron point; thence North 22 degrees 40 minutes 54 seconds West 683.00 feet with Travis' fence line to an iron pin; thence North 88 degrees 09 minutes 35 seconds West 1023.89 feet with a fence to a post; thence North 10 degrees 43 minutes 07 seconds East 680.90 feet with a fence to a point; thence South 57 degrees 51 minutes 50 seconds West 394.96 feet to the point of beginning.

Together with rights of access for ingress and egress and utilities as described in the Affidavit In Furtherance of Title, as recorded in Instrument No. 20210412-0047870, Register's Office for Davidson County, Tennessee.

This tract of land is encumbered by a 25 foot wide easement along its westerly line existing for the purpose of providing egress and ingress to the owners of a 12.94 acre tract, their heirs, successors and assigns, which lies just South of the within described property.

Being the same property conveyed to Colin Fulgenzi and Danielle Fulgenzi, husband and wife by Deed dated April 9, 2021 from Audrey Elizabeth Garland Valdovinos, married, and Michael Bradley Garland, married, of record in Instrument No. 20210413-0048968, and Affidavit in furtherance of Title, of record in Instrument No. 20210412-0047870, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) Easement for water rights as granted in the deed of record in Book 2297 Page 637, Register's Office for Davidson County, Tennessee. 2) Subject to roadway and utility easements as stated in the deed of record in Book 5219 Page 386, Register's Office for Davidson County, Tennessee. 3) Subject to covenants and rights of ingress and egress by a road established in the Quitclaim Deed with Covenants Running with the Land of record in Book 5393 Page

898, Register's Office for Davidson County, Tennessee. 4) Utility easements and joint ownership of road as stated in the deed of record in Book 6417 Page 497, Register's Office for Davidson County, Tennessee. 5) Restrictions as set out in the deed of record in Book 6417 Page 497, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired. 6) Subject to a 25 foot easement along the westerly line of said property for the purpose of providing ingress and egress to the owners of a 12.94 acre tract that lies south of the tract described herein as state in the deed of record in Book 6417 Page 497, Register's Office for Davidson County, Tennessee. 7) Subject to the flow of any creeks or streams across said property. 8) Subject to the right of way of Leon Road. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **365 Leon Drive, Nashville, TN 37221**

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

Witness my/our hand(s) this **12th** day of **April, 2022.**

Colin Fulgenzi

Danielle M Fulgenzi

Danielle Fulgenzi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Colin Fulgenzi and Danielle Fulgenzi,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **April, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/12/2022 (date of document).

Affiant Signature

4/12/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

