RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 843523 DEEDWARR
04/21/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220421-0046268

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

File No. EM-22-2277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 5.9.2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cato Malcolm Milder	New Owners	
(NAME)	(NAME)	
4487 Post Place, 152		103-15-0B-152.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/we, **Rena Boykin and The Denise White Trust, Rena Boykin, Trustee** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cato Malcolm Milder, an unmarried man**, 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:

A Certain Condominium tract of land in Davidson County, Tennessee, being Unit 152 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Anita R. Fisher, Unmarried by Warranty deed from SunTrust Bank, A Georgia Corporation (Formerly Third National Bank In Nashville, Tennessee) and Harlan Dodson, III- Co- Trustees OF Trust Created By Last Will and Testament Of Jack Smiley Stapp of record in Instrument No. 20020603-0066732 Register's Office for Davidson County, Tennessee, dated May 30, 2002 and recorded on June 03, 2002.

Being the same property conveyed to An Undivided One-Half (1/2) Interest unto Rena Boykin and an undivided One-Half (1/2) Interest unto The Denise White Trust, Rena Boykin, Trustee by Executor's Quit Claim deed from Katherine Anita Powers (formerly Anita R. Fisher), Rena Boykin, as the Executrix of the Estate of Katherine Anita Powers of record in Instrument No. 20101220-0101230 Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on December 20, 2010 . Being also known as 4487 Post Place, 152 152 Nashville, Tennessee 37205.

This is property more commonly known as 4487 Post Place, 152, Nashville, TN 37205.

Rena Boykin is a married woman, property was not used as a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 14th day of April, 2022.

R Boykin by RLe attorney in fact
Rena Boykin by Ryan Lux, Attorney-In-Fact

The Denise White Trust, Rena Boykin, Trustee
By: Rena Boykin, Trustee of the Denise White Trust by RLe attorney in fact
Ryan Lux, 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, the within named, Ryan Lux with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Rena Boykin, and that this instrument was executed on behalf of the said Rena Boykin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.
202204210046267

Witness my hand and official seal this 14 day of April, 2022.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for The Denise White Trust, Rena Boykin, Trustee, and that this instrument was executed on behalf of the said The Denise White Trust, Rena Boykin, Trustee for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No _____, in the Register's Office for Davidson County, Tennessee.
202204210046266

Witness my hand and official seal this 14 day of April, 2022.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

I, Emily Prophet, 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 4.14.22 (date of document).

Affiant Signature

4.14.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

