THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-479

Karen Johnson Davidson County
Batch# 845766 DEEDWARR
04/26/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220426-0047870

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($550,000.00) cash in hand paid, the receipt of which is hereby acknowledged, BILLY W. BOYLE AND JESSIE L. BOYLE, husband and wife, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto TYE SMARJESSE, an unmarried person, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Lying and being in the Second Councilmanic District of Metro-Nashville, Davidson County, Tennessee, and being all of Lot 97on the Final Plat of Scruggs Subdivision of Brooklyn Height's, as evidenced in Books 332, Page 140, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Also being of the same property conveyed to Mary Virginia Thompson, unmarried,by Deed from Estate of Jesse James Rudolph by Billy Boyle, executor dated December 14, 2001 and recorded as Instrument No. 20011214-0138638 in the Register's Office of Davidson County, Tennessee.Also being part of the same property conveyed to Billy W. Boyle, and wife Jessie L. Boyle by Quitclaim Deed from Mary Virginia thompson , unmarried dated April 25, 2002, and recorded as Instrument No. 20020426-0051699 in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Billy W. Boyle, and wife Jessie L. Boyle by Quitclaim Deed from Billy W. Boyle and wife, Jessie L. Boyle dated February 3, 2021, and recorded as Instrument No. 20210203-0015804 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the right-of-way of Glade Street.
>
> This conveyance is made subject to all matters shown on plat of record in Book 332, Page 140, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantors covenant with the Grantee, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 14 day of April, 2022.

BILLY W. BOYLE

JESSIE L. BOYLE

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared BILLY W. BOYLE and JESSIE L. BOYLE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 14TH day of April, 2022.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: APRIL 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

LISA GABELL MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 03-20-2024 COUNTY OF DICKSON

My commission expires: _____

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Map & Parcel No: 071-05-0-295-00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
TYE SMARJESSE

1835 Colade St
Nashville TN 37207

Certificate of Authenticity

I, Tonya Loftin, 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 **April 14, 2022**.

Date

Tonya Loftin
Affiant Signature

April 19, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)