Karen Johnson Davidson County
Batch# 846456 DEEDWARR
04/27/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220427-0048769

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 2022.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2022-165

Address of New Owner:	Send Tax Bills to:	Tax Information:
609 Westboro, LLC	New Owner	
8277 Collins Road		090-16-0-105.00
Nashville, TN, 37221		

WARRANTY DEED

For and in 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, we

Steven Davis and Melissa Davis, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

609 Westboro, LLC, a Tennessee limited liabilty company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 120 on the Plan of Westboro Subdivision, Section Two, of record in Book 1424, Page 60, Register' s office for Davidson County, Tennessee.

Said Lot No. 120 fronts 75 feet on the Southwesterly side of Westboro Drive and runs back between lines 326.5 feet on the Northwesterly line and 380.4 feet on the Southeasterly line, to a dead line in the rear, on which it measures 78 feet.

Being the same property conveyed to Steven Davis and Melissa Davis, husband and wife by Warranty Deed from Daisy May Lowry, unmarried of record in Instrument No. 20180313-0023811 Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 13, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **609 Westboro Drive, Nashville, TN 37209.**

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 our hands this 15th day of April, 2022.

Steven Davis

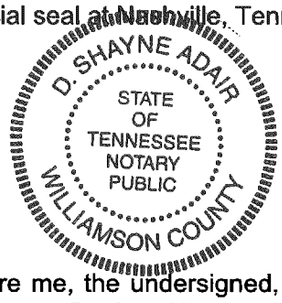
Witness our hands this 14th day of April, 2022.

Melissa Davis

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 Melissa Davis, 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 14th day of April, 2022.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

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 Steven Davis, 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 15th day of April, 2022.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/14/2022 and 4/15/2022

D. Shayne Adair

4/19/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D Wideman
Notary Public
My Commission Expires: 03/07/2026