Karen Johnson Davidson County
Batch# 851485 DEEDWARR
05/05/2022 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20220505-0052237

WARRANTY DEED

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED NINETY FIVE THOUSAND AND 00/100 (695,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Janet S. Irwin and Gerald E. Irwin (NAME)	**NEW OWNER** (NAME)	**093 13 0D 081.00**
700 12th Avenue South #907 Nashville, TN 37203 (ADDRESS)	**3416 Meadowcrest Drive Murfreesboro, TN 37129** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of April, 2022, the undersigned, **RANDALL S. BOLL, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JANET S. IRWIN AND GERALD E. IRWIN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **700 12TH AVENUE SOUTH, #907, NASHVILLE, TN 37203** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. R 907, of Terrazzo, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Terrazzo, a Condominium of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784 In the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Randall S Boll, by Warranty Deed from Scott M. Underwood and wife, Cheryl Underwood, of record in Instrument No. 20220104-0000926 in the Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on January 4, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of April, 2022.

GRANTOR: Randall S. Boll

STATE OF ~~TENNESSEE~~ ARIZONA)
COUNTY OF ~~DAVIDSON~~ MARICOPA)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Randall S. Boll**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of April, 2022.

Notary Public

04/05/2023
My Commission Expires

JILLIAN NAGELA
Notary Public - Arizona
Maricopa County
Commission # 560038
My Comm. Expires Apr 5, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 26, 2022.

Affiant Signature

04/26/22

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26 day of April, 2022

Notary Public

Notary's Seal:

