WARRANTY DEED

Karen Johnson Davidson County
Batch# 856150 DEEDWARR
05/16/2022 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220516-0056126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/2025

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Aspera Property Investments LLC	SEND TAX BILLS TO: Aspera Property Investments LLC	
(NAME) 16442 Williamson Dr	(NAME) 16442 Williamson Dr	06904005100
(ADDRESS) Houston TX 77084	(ADDRESS) Houston TX 77084	06904005200
(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, **James O'Dell Boone** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Aspera Property Investments LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I - 3715 Fairview Drive, Nashville, TN 37218 - M&P 06904005100 (improved)

Land in Davidson County, Tennessee, being the East 65 feet of Lot 22, Block EE, on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said part of said Lot No. 22 fronts 65 feet on the southerly side of Fairview Drive and runs back between parallel lines 175 feet to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to James O'Dell Boone, by virtue of that certain Quit Claim Deed dated May 27, 1988, and being of record at Book 7563, Page 221 in the Register's Office of Davidson County, Tennessee.

TRACT II - 3715 Fairview Drive, Nashville, TN 37218 - M&P 06904005200 (unimproved)

Being Lot No. 21, Block EE, on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the southerly side of Fairview Drive, and runs back between parallel lines 175 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to James O'Dell Boone, by virtue of that certain Quit Claim Deed dated May 11, 1988, and being of record at Book 7541, Page 650 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James O'Dell Boone and wife, Virginia Boone by virtue of Installment Deed dated March 2, 1972 at Book 4589, Page 684 in the said Register's Office. Installment of Installment having since expired.

Grantor warrants that this property is not used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

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, its successors 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 hand this 6th day of May, 2022.

James O'Dell Boone

James O'Dell Boone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James O'Dell Boone**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of May, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 5/6/22.

Affiant Signature

5/6/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of May, 2022

Notary's Signature (Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.3.2025