WARRANTY DEED

File #2022030270

Karen Johnson Davidson County
Batch# 856488 DEEDWARR
05/17/2022 10:34:24 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20220517-0056570

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07 MAY 2024

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Wyrick	New Owner	072-06-3R-002.00-CO
(NAME)	(NAME)	
1072 B Zophi Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Maryline Boules, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Wyrick,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Aaron

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1072 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No 20201015-0119967, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Bennie Hackney and wife, Sara Jane Hackney by Warranty Deed from John Douglas Lyell, Executor of the Estate of Abner H. Lyell, deceased of record in Book 8326, page 648 Register's Office for Davidson County , Tennessee, dated April 5, 1991 and recorded on April 9, 1991.

Being a portion of the same property conveyed to Bennie Ray Hackney, unmarried by Quitclaim Deed from Bennie Hackney and wife, Sara Jane Hackney of record in Instrument No. 20170824-0086962 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 24, 2017.

Being the same property conveyed to Maryline Boules by Warranty Deed from Bennie Ray Hackney of record in Instrument No. 20201028-0124967 Register's Office for Davidson County, Tennessee, dated October 22, 2020 and recorded on October 28, 2020.

This conveyance is subject to: Taxes for the year 2022 a lien, not yet due and payable.; Subject to all matters shown on the Plan of record in Plat Book 547, Page 22, Register's Office for Davidson County, Tennessee.; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1072 Zophi Street Townhomes of record in Instrument Number 20201015-0119967, Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.; No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☒
This is improved ☐ property, known as 1072B Zophi Street, Nashville,TN,37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of May, 2022.

Maryline Boules

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Maryline Boules, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 11th day of May, 2022.

Notary Public

Commission expires:

8/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #BSMRE 22 10728