WARRANTY DEED

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2022

Kaylan Gilbert
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas B. Boyd and Cynthia S. Boyd, Trustees of The Boyd Family Trust dated January 15, 2008	Thomas Boyd and Cynthia Boyd	02607016000
(NAME)	(NAME)	
116 Newcastle Court	3 Levantino Place	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Hot Springs Village, Arkansas, 71909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 858487 DEEDWARR
05/19/2022 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220519-0057946

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Margaret Proffitt and Andrew Weitze, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas B. Boyd and Cynthia S. Boyd, Trustees of The Boyd Family Trust dated January 15, 2008,** 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:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, Pages 988-989, and Surveyor's Certificate of Correction of record in Book 7205, Page 890, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Proffitt and Andrew Weitze, by deed of record in Instrument 20150629-0062036, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 116 Newcastle Court, Goodlettsville, TN 37072
(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 my/our hands this 6th day of May, 2022.

Margaret Proffitt

Andrew Weitze

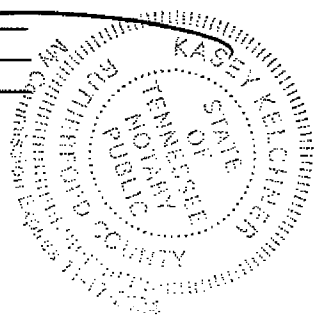
State of Tennessee
County of Davidson

Personally appeared before me Margaret Proffitt and Andrew Weitze, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public _____
My Commission Expires: _____

File No.: 16327



Certificate of Authenticity

I, Joshua A. Terry, 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 5/12/22.

Affiant Signature

5/12/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/12/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON