Karen Johnson Davidson County
Batch# 860526 DEEDWARR
05/23/2022 10:39:40 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20220523-0059447

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2275

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of May, 2022

M. Catherine Clearwaters
Notary Public

Commission Expires: 1-6-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Joseph Boyle and Barbara Ann Boyle 5 Pemberton Lane Doylestown, PA 18901-3000	NEW OWNER	104-05-0I-001.00-CO

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, I/WE,

Bradley S. Karro and Harriet G. Karro, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Boyle Enterprises TN 01, LLC a Tennessee limited liability company and Boyle Enterprises TN 02, LLC, Tennessee limited liability company

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. 509, together with the appurtenant interest in the common elements of Acklen Park Drive Brownstones, A Condominium established by Declaration in Instrument No. 20130513-0047893, as amended in Instrument No. 20130724-0076413, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Greenway Acklen Subdivision, of record in Plat Book 9700, Page 209, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley S. Karro and Harriet G. Karro, husband and wife by Warranty deed from Carol W. Bumbalough, married of record in Instrument No. 20171024-0109144 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 24, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 509 Acklen Park Drive, Nashville, TN 37205

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 so 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.

Dated this the 13 day of May, 2022.

Bradley S. Karro

Harriet G. Karro

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~WILLIAMSON~~ Jackson

On this 13 day of May, 2022, before me personally appeared Bradley S Karro and Harriet G Karro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of May, 2022.

Notary ~~Signature~~
My commission expires: 01/01/2024

Ariana Marshall
NOTARY PUBLIC
Macon County
State of North Carolina
My Comm. Expires January, 1st 2024