Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,030,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of May, 2022.

Notary Public

My commission expires: _____

Karen Johnson Davidson County
Batch# 861552 **DEEDWARR**
05/24/2022 11:03:36 AM 2 pgs
Fees: $13.00 Taxes: $3,811.00

20220524-0060070

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
1535 W. Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kaitlyn Anne Brennan	New Owner	**083-12-0G-002.00-CO**
2462 Eastland Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stephen C. Boyd and Meredith Brown Boyd, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kaitlyn Anne Brennan, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B, on the Plat for Homes at 2458 Eastland, a Horizontal property regime with Private Elements, as established by and shown appended to the Declaration of Covenants, Conditions and Restrictions of record in Book 2545, Page 497; Book 2590, Page 622; and the Declaration of Covenants, Conditions, and Restrictions with By Laws appended of record in Instrument No. 20160125-0007075, as amended and Restated by Declaration of Covenants Conditions and Restrictions for Homes at 2458 Eastland with Amended and Restated By Laws appended of record in Instrument No. 20181121-0114489 and corrected by Scrivener' s Affidavit of Preparation of Amendment and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190222-0016258, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen C. Boyd and Meredith Brown Boyd, husband and wife by Warranty deed from James R. Damle and Tiffany Damle, husband and wife of record in Instrument No. 20191217-0130089 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019.

BEING improved property known as **2462 Eastland Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of May, 2022.

Stephen C. Boyd

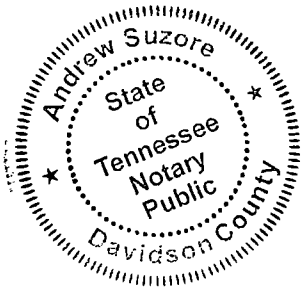
Meredith Brown Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stephen C. Boyd and Meredith Brown Boyd, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of May, 2022.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 22-001079-527