THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440710

Karen Johnson Davidson County
Batch# 869948 DEEDWARR
06/13/2022 11:24:17 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220613-0066907

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Boon and Anna Boon 4032 Outer Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132 01 0 142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerhard Richard Reich and Valerie Ann Reich, Co-Trustees of The Reich Family Trust, dated June 5, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Boon and Anna Boon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Rolling Meadows of record in Book 1424, Pages 98 and 99, in the 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 Gerhard Richard Reich and Valerie Ann Reich, Co-Trustees of The Reich Family Trust, dated June 5, 2020, by Quitclaim Deed from Gerhard R. Reich and wife, Valerie A. Reich, of record in Instrument No. 20200722-0080503, in the Register's Office of Davidson County, Tennessee, dated July 09, 2020 and recorded on July 22, 2020.

Being the same property conveyed to Gerhard R. Reich and wife, Valerie A. Reich, by Warranty Deed from Shaunna Zeidler, unmarried, of record in Instrument No. 20090805-0073252, in the Register's Office of Davidson County, Tennessee, dated July 31, 2009 and recorded on August 05, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling Meadows, as recorded in Plat Book 1424, Page(s) 98 and 99.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1628, Page 621.

This is improved property located at 4032 Outer Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2022.

The Reich Family Trust, dated June 5, 2020

Gerhard Richard Reich, Co-Trustee

Valerie Ann Reich, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerhard Richard Reich and Valerie Ann Reich, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Reich Family Trust, dated June 5, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of June, 2022.

