Karen Johnson Davidson County
Batch# 869969 DEEDWARR
06/13/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220613-0066935

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220540943** ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2022. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Jonathan Carter Andersen and Emily Ralls Andersen 5809 Petersburg Lane Brentwood TN 37027	Send Tax Bills To: **same as new owners**	Tax Information: Tax Parcel ID No. 171 08 0C 003.00

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, **Robert D. Boon, II. and Anna C. Boon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Carter Andersen and Emily Ralls Andersen, husband and wife and Douglas J. Ralls and Patricia S. Ralls, husband and wife, tenants in common with right of survivorship**("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. 3 on the Plan of Section One, Williamsburg at Brentwood of record in Plat Book 9700, Page 99, in the Registers 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 Robert D. Boon II and Anna C. Boon, husband and wife, by Warranty Deed from Parker C. Braun and Sarah Braun, husband and wife, of record in Instrument No. 20160126-0007271, in the Register's Office of Davidson County, Tennessee, dated January 22, 2016 and recorded on January 26, 2016.

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 Section One, Williamsburg at Brentwood, as recorded in Plat Book 9700, Page(s) 99 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Williamsburg at Brentwood, as recorded in Plat Book 9700, Page(s) 76 .

Declaration of Covenants, Conditions and Restrictions recorded in Book 9931, Page 627 and Amended in Book 10301, Page 182; Book 10640, Page 953 and Supplementary Declaration recorded in Book 10853, Page 518.

This is improved property located at 5809 Petersburg Lane Brentwood TN 37027

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 2nd day of June, 2022.

Robert D. Boon, II.

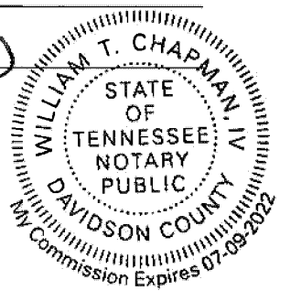
Anna C. Boon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert D. Boon, II. and Anna C. Boon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Public
My Commission Expires:



Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **June 2, 2022**.

Affiant Signature

6-6-2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

6th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

