Karen Johnson Davidson County
Batch# 871364 DEEDWARR
06/14/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $11,747.50
20220614-0067597

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62611
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert McNutt Boyce, Jr. Lauren Gardes Boyce 600 Georgetown Drive Nashville, TN 37205	Robert & Lauren Boyce 5345 Marcia Ave. New Orleans, LA 70124

TAX MAP PARCEL NUMBERS: 11504001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shaun Michael Bivens and Carlee Bivens, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert McNutt Boyce, Jr., a married man, as to a 19.43% undivided interest as tenant in common, Lauren Gardes Boyce, a married woman, as to a 11.97% undivided interest as tenant in common and Robert McNutt Boyce, Jr., and Lauren Gardes Boyce, husband and wife, as tenants by the entirety, as to a 68.6 % undivided interest as tenant in common,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 130 on the Plan of Brook Meade Section IV of record in Book 2133, page 93, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Shaun Michael Bivens by Warranty Deed from Nashville Construction Company, Inc., dated May 9, 2017 and recorded on May 10 2017 of record in Instrument No. 20170510-0046589, Register's Office for Davidson County.

Carlee Bivens, spouse of Shaun Bivens, joins in the execution of this instrument solely to convey any and all marital interest she may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 2133, page 93, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Georgetown Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

The Survey prepared by Steven D. Delle, dated May 5, 2017, Tennessee RLS #1710, discloses that the front steps are built beyond the minimum building setback line and shows a sewer valve along the front, southeasterly lot line.

This is improved property, known as 600 Georgetown 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2022.

Shaun Michael Bivens

Carlee Bivens

State of Tennessee

County of Davidson

On this 26th day of May, 2022, before me the undersigned authority, personally appeared Shaun Michael Bivens and Carlee Bivens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,175,000.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2022.

My Commission Expires: 9/2/24

Notary

SARAH AMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 May 24, 2022.

Signature
Date: May 24, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 24th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD