This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 871779 DEEDWARR
06/15/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220615-0068343

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 31st Day of May 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Reyes Construction, Inc.
4831 Goodwin Rd.
Antioch, TN 37013

SEND TAX BILLS TO:
Reyes Construction, Inc.
Same as
owner

MAP AND PARCEL NUMBER: Tax ID # 14816005600

WARRANTY DEED

22NT00828

Effective the 31 Day of May, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Troy Boulden, a single man and Rodger Brown, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Reyes Construction, Inc.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as beginning at a point in the right-of-way line of the N.C. and St. L Railroad which was the common corner of "Mullin's Land and N.J. Barrett's Land, as of record in Book 1368, Page 9, said Register's Office; thence running along said railroad right-of-way 123 feet to a point which is the northeast corner of the mullin's property, thence in a southerly direction along said Mullin's line 131 feet to a point, thence in a westerly direction 121 feet more or less, to a point which point is the southeast corner of Tract #1, as of record in Book 3253, Page 524, thence in a northerly direction 125 feet, more or less, to the point of beginning.

Being the same property as conveyed to Troy Boulden, a single man and Rodger Brown, a single man by Warranty Deed from Marlene Oman, Unmarried and Susan M. Adamson, Unmarried as joint tenants with rights of survivorship dated 11/14/2018 recorded 11/16/2018 in Book NA, Page NA, as Document Number 20181116-0113109, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4831 Goodwin Rd, Antioch, TN 37013-3334

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 31 day of May, 2022

~~Troy~~ Boulden

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Alachua
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Troy Boulden**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 31 day of May, 2022.

Notary Public

My commission expires: 11-13-2022

Notary Public State of Florida
Reynolds Jackson Jr
My Commission GG 269280
Expires 11/13/2022

Rodger Brown

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Alachua
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rodger Brown**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 31 day of May, 2022.

Notary Public

My commission expires: 11-13-2022

Notary Public State of Florida
Reynolds Jackson Jr
My Commission GG 269280
Expires 11/13/2022

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 5/31/2022, (date of document).

Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of June, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckmen
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON