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

Name and Address of New Owner:
Ryan Gentle and Anna Catherine Holmes
612 Merrylodge Court
Nashville, TN 37207

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 886050 DEEDWARR
07/08/2022 11:28:52 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220708-0078883

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 060 11 0A 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Latroy Boseman**, single , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anna Catherine Holmes a single person, and Ryan Gentle, a single person, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF FINAL PLAT, SECTION FOUR, PINE RIDGE OF RECORD IN PLAT BOOK 6900, PAGE 189, AS AMENDED AT PLAT BOOK 9700, PAGE 102, AND PLAT BOOK 9700, PAGE 178, 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 Latroy Boseman by Warranty Deed from The Estate of Beverly Jordan and John Keith Lynch and Michelle Elaine Lynch and Kenneth Mark Lynch and Jeanne Kay Nestler of record as Instrument No. 20220316-0030819 in the Register's Office for Davidson County, Tennessee, dated March 2, 2022 and recorded on March 16, 2022.

Being the same property conveyed to Beverly Jordan by Warranty Deed from Nelson Homes, LLC of record as Instrument No. 20030602-0074943 in the Register's Office for Davidson County, Tennessee, dated May 23, 2003 and recorded on June 2, 2003. The said Beverly Ann Jordan died October 20, 2021.

For Information Only: Being Parcel 060-11-0A-052-00
Being also known as 612 Merrylodge Court, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of July, 2022.

_____(SEAL)
Latroy Boseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2022, before me personally appeared Latroy Boseman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of July, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of July, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-4837-BT

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026