Karen Johnson Davidson County
Batch# 889292 DEEDWARR
07/14/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20220714-0081186

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641631** TAYLOR STROUD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $679,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2022. Notary Public My Commission Expires: 1/8/24

WARRANTY DEED

Address New Owner: Arrived TN Inglewood, LLC, 500 Yale Avenue North Seattle, WA 98109	Send Tax Bills To: New Owner - Arrived TN Inglewood LLC 500 Yale Ave N Seattle, WA 98109	Tax Information: Tax Parcel ID No. 072 16 0S 002.00

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, **Lane M. Boyer and Kelly Jo Boyer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arrived TN Inglewood, LLC, a Delaware limited liability company** ("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 Unit No. B, for 1802 Porter Road Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151222-0128700 and amended in Instrument No. 20170417-0036539, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Lane M. Boyer and Kelly Jo Boyer, Husband and Wife, by Warranty Deed from Porter Road Property Holdings, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20170503-0044027, in the Register's Office of Davidson County, Tennessee, dated April 21, 2017, and recorded on May 03, 2017.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151222-0128700, as amended in Instrument No. 20170417-0036539.

This is improved property located at 1802B Porter Road Nashville TN 37206

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 12th day of July, 2022.

Lane M. Boyer by Ryan Dieck Attorney in fact
Lane M. Boyer
By: Ryan Dieck, Attorney in Fact

Kelly Jo Boyer by Ryan Dieck Attorney in fact
Kelly Jo Boyer
By: Ryan Dieck, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lane M. Boyer and Kelly Jo Boyer and that he is authorized by Lane M. Boyer and Kelly Jo Boyer to execute this instrument on their behalf.

WITNESS my hand, at office, this 12th day of July, 2022.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Property Address: 1802B Porter Road, Nashville, TN 37206

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 July 12, 2022.

Steve Berneman

Date: 12th day of July, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 12th day of July, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025



File No.: 2022-10491-TN