Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KV-22-1622

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741821** Karen Johnson Davidson County Batch# 907942 **DEEDWARR** 08/25/2022 09:34:12 AM 2 pgs Fees: $13.00 Taxes: $2,442.00 20220825-0095892	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2022. Notary Public My Commission Expires:

Logan C.E. Boyd
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Emily Boyce 1622 Marshall Hollow Drive Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-11-2D-024.00 CO

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, **Tonya Renee Goad, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Boyce, a single woman**, ("Grantee"), her 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. 24 on the plan of Southgate Station, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Southgate Station, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170726-0075875, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to TONYA RENEE HUNT, by deed from SOUTHGATE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190715-0069042, dated July 10, 2019, said Register's Office.

Tonya Renee Hunt having since married and is now known as Tonya Renee Goad.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 105-11-2D-024.00 CO.

Matters shown on the Plan of record in Instrument No. 20171117-0118273, said Register's Office.

Rights of others in and to party walls.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170726-0075875 and amended in Instrument No. 20171130-0122369, said Register's Office.

Restrictive Covenants contained in instrument of record in instrument No. 20160304-0021030, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains Pumps and Appurtenances of record in I nstrument No. 20160304-0021056, Instrument No.

20160725-0076105, Instrument No. 20160725-0076119, Instrument No. 20160725-0076147 and Instrument No. 20160725-0076198, said Register's Office.

Grant of Easement(s) of record in Instrument No. 20180730-0073898, said Register's Office.

This is improved property located at 1622 Marshall Hollow Drive Nashville TN 37203

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 18th day of August, 2022.

Tonya Renee Goad

Tonya Renee Goad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tonya Renee Goad, 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 18th day of August, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025