Karen Johnson Davidson County
Batch# 910737 DEEDWARR
08/31/2022 12:14:05 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220831-0098267

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenn Franklin Boyer, II, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robin Christine Lovett-Owen and Lee Lovett Owen, wife and husband**, 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. 51 on the Plan of Section 4, Beverly Heights of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Glenn Franklin Boyer II, an unmarried Man by Warranty Deed from TLC HOMES, LLC, dated 05/13/2019, and recorded on 05/15/2019, in Instrument No. 20190515-0045949 and corrected via Scrivener's Affidavit recorded in Instrument No. 201911120116450, in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 117 Lane Wood Court, Nashville, TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Robin Christine Lovett-Owen	**CapStar Bank**	**147-08-0-226.00**
117 Lane Wood Court	**2002 Richard Jones Road Ste A300**	
Nashville, TN 37211	**Nashville, TN 37215**	

WITNESS THE EXECUTION HEREOF this 29th day of August, 2022.

Glenn Franklin Boyer, II

State of Tennessee)
County of Davidson)

On this 29th day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Glenn Franklin Boyer, II, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 315,000.00.**

Affiant

Sworn and subscribed before me on ~~this the 29th~~ day of August, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON