Karen Johnson Davidson County
Batch# 915043 DEEDWARR
09/09/2022 04:02:30 PM 2 pgs
Fees: $13.00 Taxes: $2,153.40
20220909-0101364

5939

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 582,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 1, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robin H. Zenker	CMG Mortgage, Inc. Dba CMS Home Loans	155-00-0-209
(NAME)	(NAME)	
8383 Collins Rd	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **James M. Boone and wife, Sharon G. Boone,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin H. Zenker, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron in the west line of Fred W. Boyd's 14.38 acre tract said point being 1002 feet from the northwest corner of the Boyd tract and in the center of a proposed 26 foot road; thence with Boyd's west line south 4 degrees 30 minutes west 502 feet to a corner fence post, E.J. Moss corner, thence with the Moss lines as follows: South 2 degrees, west 103 feet to a corner fence post;
north 88 degrees west 121 feet to a corner fence post in the W.J. Linton line; thence with the Linton lines as follows: North 2 degrees east 66 feet more or less to a stake; north 82 degrees, west 270 feet to a stake in the Linton Line; thence with Dorothy Boyd Dales east line North 4 degrees 15 minutes east 528 feet to an iron pin; thence with Dan Mayfield's south line south 86 degrees, 30 minutes east, 395.63 feet, to the point and place of beginning containing 5 acres, more or less.

Being the same property conveyed to James M. Boone and wife, Sharon G. Boone by deed from Gay Nelle J. Doll, unmarried dated June 4, 2010 and recorded June 15, 2010 of record in Instrument No. 20100615-0046312 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 8383 Collins Rd (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

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, successors and assigns forever; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

Witness our hands this 31st day of August, 2022.

James M. Boone

Sharon G. Boone

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared James M. Boone and Sharon G. Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as his/her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2022.

Commission Expires: _____

SHELTON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2026

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 authenticated according to law on this the 31st day of August, 2022.

Ernest D. Bennett, III, Affiant — 08/31/2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 31st day of August, 2022.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202209090101364