Karen Johnson Davidson County
Batch# 915873 DEEDWARR
09/13/2022 10:38:05 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20220913-0102102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

JM-KW-22-1224

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Boleyjack	**AmeriSave Mortgage Corporation**	
(NAME)	(NAME)	**108-08-0D-015.00-CO**
1224 Quail Rd	**3525 Piedmont Road NE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Atlanta, GA 30305**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPHINE S. SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY BOLEYJACK, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 Unit 15, Quail Valley, Section Three, Phase Five, as shown on plat of record in Plat Book 5200, Page 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Josephine S. Smith, Unmarried by Warranty deed from Angela Sears, a married woman of record in Instrument No. 20171205-0123975 Register's Office for Davidson County, Tennessee, dated December 01, 2017 and recorded on December 05, 2017. (Value of consideration shown in aforementioned deed $160,000.00.)

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 5200, Page 435, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5851, Page 779, Book 5884, Page 534, Book 5884, Page 566, Book 5851, Page 793, Book 5897, Page 372, Book 5970, Page 828, Book 5931, Page 508, Book 9082, Page 873, Book 6003, Page 212, Book 6081, Page 130, Book 6903, Page 123, and Book 9082, Page 212, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5753, Page 562, Book 5931, Page 506, and Book 5955, Page 703, and Book 4800, Page 254, in the Register's Office for Davidson County, Tennessee.
- Quitclaim deed to common area of record in Book 6002, Page 539 and deed conveyance Book 6314, Page 61 and Book 6314, Page 64 in the Register's Office for Davidson County, Tennessee.
- Charter to HOA of record in Book 6371, Page 105 and Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee.
- Resolution of Quail Valley Homeowner's Association, Inc. of record in Book 11401, Page 410, in the Register's Office for Davidson County, Tennessee.
- Deed for Common Area to Homeowners Association of record in Book 5854, Page 939, Book 5869, Page 110, Book 5937, Page 475, Book 5937, Page 477, Book 6002, Page 537, Book 6002, Page 539, Book 6002, Page 547 and Book 6181, Page 154, in the Register's Office for Davidson County, Tennessee.
- Homeowners Resolution of record in Book 7716, Page 824, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1224 Quail Rd, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2022.

Josephine S. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPHINE S. SMITH, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212