Karen Johnson Davidson County
Batch# 916730 DEEDWARR
09/14/2022 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20220914-0102535

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

TIFFANY WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2022.

Notary Public

My Commission Expires: 5/9/2026

Address New Owner As Follows:
Jeffrey Conner Pera and
Courtney Albritton Thompson
5417 Cochran Drive
Nashville, TN 37220

Send Tax Bills To:
Same as Owner

Map-Parcel Number:
161-01-0B-084.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELAINE BOSWELL KING AND JULIA BOSWELL MERRY, EACH A 50% UNDIVIDED INTEREST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEFFREY CONNER PERA AND COURTNEY ALBRITTON THOMPSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 77, as shown on the map entitled Final Plat of Phase Two, Aberdeen Woods (a Planned Unit Development), of record in Book 9700, pages 848 and 849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARJORIE B. BOSWELL, by deed from CHRISTOPHER J. FRERICKS, MARRIED, of record as Instrument No. 20150821-0084721, dated August 20, 2015, said Register's Office.

MARJORIE B. BOSWELL died testate on or about April 4, 2022, devising said property to ELAINE BOSWELL KING AND JULIA BOSWELL MERRY, EACH A 50% UNDIVIDED INTEREST, by will of record in Docket No. 22P-724, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record as Instrument No. 20220630-0076071, said Register's Office, and by Agreed Order of Probate of Will for Muniment of Title, dated June 30, 2022, of record in Docket No. 22P-724, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, pages 848 and 849, said Register's Office.

3. 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 Book 10790, page 189, as amended in Book 11303, page 555, Book 11714, page 843, and as Instrument No. 20000203-0011436, said Register's Office.

   Amendments to By-Laws of record as Instrument Nos. 20030221-0023491, 20030221-0023492, and 20030730-0108227, said Register's Office.

4. Storm Water Detention Agreement of record in Book 10644, page 324, said Register's Office.

This is improved property known as: 5417 Cochran Drive, Nashville, Tennessee 37220.

{Signatures to Follow}

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 and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of September, 2022.

Elaine Boswell King
ELAINE BOSWELL KING

Julia Boswell Merry
JULIA BOSWELL MERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINE BOSWELL KING, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA BOSWELL MERRY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

884351.1/020221077

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 September 14, 2022.

Signature
Date: September 14, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of September, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD