Karen Johnson Davidson County
Batch# 931326 DEEDWARR
10/19/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221019-0114014

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

DM-TAG-22-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Karen Whitford	New Owner	
(NAME)	(NAME)	**133 07 0 049.00**
7809 West Lick Creek Road		
(ADDRESS)	(ADDRESS)	
Primm Springs, TN 38476		
(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, **AARON BOGGS AND KATHRYN ALGER BOGGS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN WHITFORD, A SINGLE WOMAN,** 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. 19 on the Plan of Revised Parma Heights, Section II of record in Plat Book 2803, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Boggs and Kathryn Alger Boggs, husband and wife, by Warranty Deed from Jessie O'Neal FKA Jessie Cole Black, unmarried, of record in Instrument No. 20131230-0130887, in the Register's Office of Davidson County, Tennessee, dated December 27, 2013 and recorded on December 30, 2013.

This conveyance is subject to:
• Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Parma Heights, Section II, as recorded in Plat Book 2083, Page(s) 71 .

• Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2153, Page 14.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Wheeler Avenue, Nashville, Tennessee 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(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 17 DAY OF OCTOBER, 2022.

Aaron Boggs by Logan Bell as Attorney in Fact
Aaron Boggs by Logan Bell as Attorney-in-Fact

Kathryn Alger Boggs by Logan Bell as Attorney in Fact
Kathryn Alger Boggs by Logan Bell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AARON BOGGS AND KATHRYN ALGER BOGGS, and who acknowledged he/she/they executed the same as the free act and deed of the said AARON BOGGS AND KATHRYN ALGER BOGGS.

Witness my hand and official seal, this the 17th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 19, 2022 (date of document).

Affiant Signature

October 19, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023