Karen Johnson Davidson County
Batch# 937744 DEEDWARR
11/03/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,797.20
20221103-0118774

WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

BOYLE-H22268

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $756,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF November, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott Boyle and Bailey Boyle	Fifth Third Bank, National Association, ISAOA	73-12-42
2941 McGavock Pike	5001 Kingsley Drive MD:1MOBA8	
Nashville, TN 37214	Cincinnati, OH 45227	

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, I/we, 2941 MCGAVOCK PIKE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SCOTT BOYLE AND BAILEY BOYLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A 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. 222 on the plan of Sunset View, Section I, as of record in Book 2331, Page 100 and 101, as revised by a plan of record in Book 2663, Page 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Dundee Land, said point being the common corner of Lot Nos. 221 and 222; thence in a northerly direction along the line between said lots, 160 feet to a point, the common rear corners of said Lot Nos. 221 and 222; thence in an easterly direction along the line between Lot No. 222 and a tract marked "Future Development", 146.1 feet to a point in the westerly margin of McGavock Pike; thence in a southernly direction along said margin of said Pike, 165 feet to a point, the beginning of a curve to the right; thence around said curve a distance of 31.42 feet to a point in the northerly margin of Dundee Lane; thence with said margin of Dundee Lane, in a westerly direction and along a slight curve, 185 feet to the beginning.

Subject to restrictions, reservations, easement, covenants, oil, gas, or mineral rights of record, if any.

Being the same property conveyed to 2941 McGavock Pike, LLC by deed from Rachel Grissom, unmarried, Ryan Grissom, unmarried and Teri Currens, a married woman of record in Instrument No. 20211104-0147617, recorded on 11/04/2021, Register's Office for Davidson County, Tennessee.

2941 McGavock Pike, Nashville, TN 37214 was formerly known as 2941 Dundee Lane, Nashville, TN 37214

( ) unimproved
This is (X) improved property known as 2941 McGavock Pike, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of November, 2022 :

2941 McGavock Pike, LLC by Cody L. Hawkins, Member

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Cody L. Hawkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **2941 McGavock Pike, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Cody L. Hawkins** as **Member**.

Witness my/our hand(s) this 1 day of Nov, 2022.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 11/01/2022 (date of document).

Affiant Signature

11/03/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of NOVEMBER, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL