WARRANTY DEED

Karen Johnson Davidson County
Batch# 957090 DEEDWARR
01/03/2023 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230103-0000221

STATE OF TENNESSEE
COUNTY OF Williams

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Brenda J. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2022.

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-15554NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
BOYJOH, Inc., a Tennessee corporation	BOYJOH, Inc., a Tennessee corporation	11913024800
(NAME)	(NAME)	
518 Radnor Street	518 Radnor Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THOMAS D. LIGHT AND REBECCA CHAPMAN AND DOUGLAS LIGHT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOYJOH, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, 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. 31 on the plan of H.G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for said County.

Being the same property conveyed to Emil E. Rye and wife, Helen Frye by Quitclaim Deed from William R. McKnight and wife, Harriett L. McKnight, of record in Book 7306, page 848, Register's Office for Davidson County, Tennessee. Further conveyed to Emil E. Frye and Helen Light and Richard Light, as joint tenancy with the rights of survivorship, by Quitclaim Deed from Emil E. Frye and Helen Frye, of record in Book 11566, page 292, said Register's Office. The said Emil E. Frye having since died on October 16, 2002, leaving his interest to Helen Light and Richard Light by right of survivorship. The said Helen Light having since died on January 26, 2007, leaving her interest to Richard Light by right of survivorship as evidence of Affidavit of Inheritance of Real Estate of record in Instrument Number 200704174-0045791 and re-recorded in Instrument Number 20070703-0079216, said Register's Office. The said Richard Light having since died Testate on June 16, 2022, leaving his interest to Thomas D. Light, Rebecca Chapman, and Douglas Light, the Devisees of his Last Will and Testament, Case No. 22P-1328. Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

unimproved ☐
This is improved ☒ property, known as 3026 Louise Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (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 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 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 28 day of December, 2022.

Thomas D. Light

BY: Thomas D. Light by Tonya D. Cl Attorney in Fact
Tonya Denise Christensen, Attorney-in-Fact

Rebecca Chapman

BY: Rebecca Chapman by Tonya D. Cl Attorney in Fact
Tonya Denise Christensen, Attorney-in-Fact

Douglas Light

BY: Douglas Light by Tonya D. Cl Attorney in Fact
Tonya Denise Christensen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Tonya Denise Christensen**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Thomas D. Light**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Thomas D. Light**, the bargainor(s), by the said **Tonya Denise Christensen**, as Attorney-in-Fact.

WITNESS my hand and seal, this 28 day of December, 2022.

NOTARY PUBLIC My Commission Expires: 8/3/26

ANDREA LOWERY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Tonya Denise Christensen**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Rebecca Chapman**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Rebecca Chapman**, the bargainor(s), by the said **Tonya Denise Christensen**, as Attorney-in-Fact.

WITNESS my hand and seal, this 28 day of December, 2022.

NOTARY PUBLIC My Commission Expires: 8/3/26

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Tonya Denise Christensen**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Douglas Light,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Douglas Light**, the bargainor(s), by the said **Tonya Denise Christensen**, as Attorney-in-Fact.

WITNESS my hand and seal, this 28 day of December, 2022.

NOTARY PUBLIC My Commission Expires: 8/3/26

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 12/28/2022 (date of document).

Affiant Signature
Date 12/28/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 28 day of December, 20 22.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

