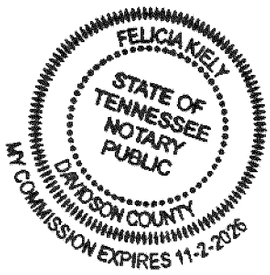
Karen Johnson Davidson County
Batch# 960894 DEEDWARR
01/13/2023 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,811.00
20230113-0002970

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,030,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 4th day of January, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William J. Boyle and Barbara Ann Boyle	New Owner(s)	116-14-0-041.00
5 Pemberton Lane		
Doylestown, PA 18901		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER LEE LOVELL, TRUSTEE OF CAROL E. CAGLE REVOCABLE LIVING TRUST, DATED JUNE 17, 2022**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM J. BOYLE, A MARRIED PERSON, AND BARBARA ANN BOYLE, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Nos. 46, 47 and the easterly 1/2 of Lot No. 48, on the Plan of Bellemeade Subdivision of record in Plat Book 1130, Page 3, in the Register's Office for Davidson County, Tennessee.

Said lots and part of said lot adjoin and front together 150 feet on the south side of Scotland Place and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Geraldine Nix, Carol Cagle and wife, Barbara Cagle by Warranty deed from William H. Rowan, Jr. and wife, Nancy C. Rowan of record in Book 4084, page 44, Register's Office for Davidson County, Tennessee, dated December 6, 1966 and recorded on December 7, 1966.

Geraldine Nix died January 28, 2006, her estate being administered through Davidson County, Tennessee Probate Court, Docket No. 06P372. Geraldin Nix's interest vested in Barbara Cagle as the sole residuary beneficiary under the Last Will and Testament of Geraldine Nix of record in Instrument No. 20220801-0086877, in the Register's Office for Davidson County, Tennessee.

Barbara Cagle died December 30, 2021, leaving Carol Cagle as the surviving tenant by the entirety.

Being the same property conveyed to Carol E. Cagle or Jennifer Lee Lovell, Trustees of the Carol E. Cagle Revocable Living Trust, dated June 17, 2022 by Warranty deed from Carol Cagle of record in Instrument No. 20220812-0091597 Register's Office for Davidson County, Tennessee, dated June 17, 2022 and recorded on August 12, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 205 Scotland Place, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of January, 2023.

Carol E. Cagle Revocable Living Trust, dated June 17, 2022

By: _____
Jennifer Lee Lovell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Lee Lovell, Trustee of Carol E. Cagle Revocable Living Trust, dated June 17, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of January, 2023.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 January 13, 2023 (date of document).

Affiant Signature

January 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023