Karen Johnson Davidson County
Batch# 970698 DEEDWARR
02/14/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230214-0010781

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Luther	United Wholesale	075-12-0B-106-00
(NAME)	(NAME)	
1069 Brookside Woods Boulevard	585 S. Blvd. E	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Lawrence James Boyers, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jennifer Luther and Jeffrey Luther, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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. 40, on the plan of Phase One and a Portion of Phase Two, Section Five, Brookside Woods, a Planned Unit Development, of record in Instrument No. 20011011-0110735, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate description.

Being the same property conveyed to R. Larry Boyers and Madlyn T. Boyers, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated 02/28/2002, of record in Instrument 200203060028329, Register's Office for Davidson County, Tennessee.

The said R. Larry Boyers having died on 11/10/2020 leaving Madlyn T. Boyers the sole surviving tenant by the entirety.

The said Madlyn Theresa Boyers died intestate on 12/24/2021, leaving the said Lawrence James Boyers as his/her sole heirs at law as evidenced in File No. 22P-83, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 9700, Page 350, (2) All matters shown on the plat of record in Plat Instrument 20011011-0110735, (3) Covenants, conditions, easements and restrictions recorded in Book 10444, Page 213, Book 11103, Page 156,and in Book 1153, Page 900 and By Laws in Book 10444, Page 230, (4) Homeowners association Charter recorded 05/12/1997 of record in Book 10451, Page 506, (5) Easement including terms and conditions thereof as recorded in Book 5609, Page 627, (6) Deed for Common Areas including terms and conditions thereof as recorded in Book 11450, Page 112, (7) Sewer and Storm Drainage Easement including terms and conditions thereof as recorded in Book 11497, Page 577., Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1069 Brookside Woods Boulevard, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 10th day of February, 2023.

Lawrence James Boyers

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence James Boyers**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of February, 2023.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 2-10-23.

Tracey Trumphour

Affiant

Date: 2-10-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of February, 2023

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY