THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143409**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2023. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 976653 DEEDWARR 03/03/2023 12:00:30 PM 3 pgs Fees: $18.00 Taxes: $5,365.00 20230303-0015360	

WARRANTY DEED

Address New Owner: Aaron Joyce and Mary Joyce 4007B Woodmont Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 4B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Bouchner and Elizabeth Fahey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Joyce and Mary Joyce, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4007 Woodmont Blvd Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4007 Woodmont Blvd Residences, a Horizontal Property Regime, of record in Instrument No. 20170911-0092772, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Richard Bouchner and Elizabeth Fahey, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Praveen Patel and Paresh Patel and Dharmesh Patel and Pareshkumar Patel, of record in Instrument No. 20201106-0130458, in the Register's Office of Davidson County, Tennessee, dated November 04, 2020 and recorded on November 06, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, 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 Map of Woodmont Lane Homesites, as recorded in Plat Book 1130, Page(s) 13.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170911-0092772.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 546.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1153, Page 230.

This is improved property located at 4007B Woodmont Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2023.

Richard Bouchner

Elizabeth Fahey by Richard Bouchner 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, the within named, Richard Bouchner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2023.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Bouchner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elizabeth Fahey and that he is authorized by Elizabeth Fahey to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of February, 2023.

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/28/23 (date of document).

Jennifer L. Pennell

3/3/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

