RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12936-2023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of Feb, 2023 NOTARY PUBLIC My commission expires:
Karen Johnson Davidson County Batch# 978696 DEEDWARR 03/09/2023 10:07:30 AM 3 pgs Fees: $18.00 Taxes: $2,016.50 20230309-0016985	

BRANDEE GILLIAM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Daniel Boyer and Callen Hamilton 949 Woodstone Lane South Nashville, TN 37211	Same address as new owner	172-03-0A-078-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($545,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LANCE ST CLAIR AND SUSAN ST CLAIR, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL BOYER, A SINGLE MAN AND CALLEN HAMILTON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, pages 498 and 499, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lance St. Clair and Susan St. Clair, husband and wife, from William Jeff Hodgkins and Jennifer Fairbend Hodgkins, husband and wife, by Warranty Deed dated April 17, 2017 and recorded April 19, 2017 in Instrument #20170419-0038150, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is X unimproved ___ improved property, known as: 949 Woodstone Lane South, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of February, 2023

GRANTOR(S)

Lance St Clair

Susan St Clair

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Lance St Clair and Susan St Clair, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of February 2023.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28th, 2026

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 2/27/23 (date of document).

Jennifer L. Pennell

3/9/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024