THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Cassandra Affiant Subscribed and sworn to before me, this 23rd day of March, 2023. Ashley Fort Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: BOYDRPROPERTIES, LLC 810 Bellevue Road Unit 139 Nashville, TN 37221	Send Tax Bills to: 6780 Autumnwood Dr. Nashville, TN 37221	Tax Information: Tax Parcel ID No. 142-06-0A-139.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDY L. HAWKINS N/K/A BRANDY SNODGRASS, MARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BOYDRPROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building No. 11, Unit No. 139, on the Plan of Peppertree Creekside Meadows Condominiums of record in Plat Book 4675, Pages 128 through 130, inclusive, Register's Office for Davidson County, Tennessee, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, pages 257-312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 724, Book 6874, page 354, Book 7610, page 973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Brandy L. Hawkins, an unmarried woman by Warranty deed from Melanie G. Minix now Huffine of record in Instrument No. 20041101-0130346 Register's Office for Davidson County, Tennessee, dated October 27, 2004 and recorded on November 01, 2004.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is unimproved property commonly known as: **810 Bellevue Road Unit 139 Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

Karen Johnson Davidson County
Batch# 985843 DEEDWARR
03/29/2023 09:54:23 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20230329-0022789

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 23rd day of March, 2023.

BRANDY SNODGRASS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDY SNODGRASS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of March, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: