Karen Johnson Davidson County
Batch# 986552 DEEDWARR
03/30/2023 09:36:42 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20
20230330-0023068

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2023.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 044
Phillip R. Boyce **137 Scenic View Road** **Old Hickory, Tennessee** **37138**	Movement Mortgage LLC, 8024 Calvin Hall Road Indian Land, South Carolina 29707	GROUP 01 0 PARCEL 023.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Larry Cox, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Phillip R. Boyce, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being the southeasterly portion of Lot No. 66 on the Plan of Scenic View Subdivision not of record, and also called Lot "M" in a Resubdivision of certain lots in Scenic View Subdivision, said Lot "M" being the easterly part of Lot No. 66 and described according to a survey made by James L. Murphy, Jr., surveyor, August 8, 1959, as follows:

BEGINNING at an iron pin in the northeasterly margin of Havron Avenue in the center of a drainage ditch; thence along said Avenue, North 46 deg. 29' West 70 feet to an iron pin; thence leaving said Avenue, North 43 deg. 31' East 170 feet to an iron pin; thence South 46 deg. 29' East 63.80 feet to an iron pin in the center of the drainage ditch; thence along the center of said Ditch, South 11 deg. 18' West 20.01 feet; thence South 44 deg. 46' West 156 feet to the Point of Beginning.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Megan K. Trott, Trustee, dated October 18, 2022 and filed of record October 26, 2022 in Instrument No. 20221026-0115929, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **137 Scenic View Road, Old Hickory, Tennessee 37138.**

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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

WITNESS my hand and official seal at office this 24th day of March, 2023.

Larry Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2023.

NOTARY PUBLIC

My Commission Expires:

February 21, 2027

JAMES D SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-23-137