WARRANTY DEED

Karen Johnson Davidson County
Batch# 987215 DEEDWARR
03/31/2023 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20230331-0023429

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16104NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
BOYJOH, Inc., a Tennessee corporation	BOYJOH, Inc., a Tennessee corporation	11913023500
(NAME)	(NAME)	
518 Radnor Street	518 Radnor Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, HOWARD LEO BELT AND BEVERLY DARLENE BULLARD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOYJOH, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 111 on the Map of College Heights, of record in Book 332, page 19, Register's Office for said County as follows:

Said Lot No. 111 fronts 50 ft. on the southerly line of Radnor Street and runs back 169 feet to an alley.

Being the same property conveyed to Jacob H. Belt and wife, Mai Midgett F. Belt by Warranty Deed from John U. Wilson and wife, Louise Wilson of record in Book 3818, page 476, corrected in Book 3895, page 463, Register's Office for Davidson County, Tennessee. Further conveyed to Howard Leo Belt and sister Beverly Darlene Bullard, as tenants in common, by Quitclaim Deed from Jacob H. Belt and wife, Mai Midgett F. Belt, of record in Instrument Number 20020128-0011402, said Register's Office. Further conveyed to Beverly Darlene Bullard by Quitclaim Deed from Howard Leo Belt of record in Instrument Number 20160330-0030125, said Register's Office. Further conveyed to Beverly Darlene Bullard and Howard Leo Belt, by Quitclaim Deed from Beverly Darlene Bullard of record in Instrument Number 20210520-0068313, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 503 Radnor Street, Nashville, TN 37211
(House No.) (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 GRANTEES, their successors 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 successors 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 our hands this 28 day of March 2023.

Howard Leo Belt

Beverly Darlene Bullard
BY: Beverly Darlene Bullard by Howard Leo Belt
Howard Leo Belt, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of March 2023, before me personally appeared **Howard Leo Belt** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 28 day of March 2023.

Commission Expires: 8/3/26

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Howard Leo Belt**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Beverly Darlene Bullard,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Beverly Darlene Bullard**, the bargainor(s), by the said **Howard Leo Belt**, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of March, 2023.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/3/26

I, Andy Maloney, 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 3/28/2023 (date of document).

Affiant Signature

Date 3/28/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY