Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 987515 DEEDWARR
04/03/2023 11 04 23 AM 2 pgs
Fees $13 00 Taxes $5,476 00

20230403-0023844

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ross Allan Boswell and Caroline Wilson Boswell	New Owner	131024M00100CO
(NAME)	(NAME)	
2027 Galbraith Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **R. Parker Sherrill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ross Allan Boswell and Caroline Wilson Boswell, husband and wife,** 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 Davidson County, Tennessee being Unit A as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 2027 Galbraith Homes of record in Instrument No 20160127-0007769, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to R Parker Sherrill and Scott D Sherrill, tenants with the right of survivorship by deed dated **December 7, 2017** from R Parker Sherrill of record in Instrument No 20171214-0127364, Register's Office for Davidson County, Tennessee The said Scott D Sherrill has since died on September, 26, 2020, survived by R Parker Sherrill

Being a portion of the property conveyed to R Parker Sherrill by Quitclaim deed from Scott Sherrill, unmarried dated **September 4, 2008** of record in Instrument No 20080910-0092786, Register's Office for Davidson County, Tennessee

Being a portion of the property conveyed to R Parker Sherrill, married and Scott Sherrill, unmarried by Warranty Deed from Robert P Sherrill, married, joined by his spouse, Stacie L Sherrill, dated **May 10, 2000**, of record in Instrument No 20000517-0049540, Register's Office for Davidson County, Tennessee

Being a portion of the property conveyed to Robert P Sherrill, unmarried, by Warranty Deed from Juanita J Fussell, unmarried, dated **March 31, 1998**, of record in Book 10867, Page 947, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 2027 Galbraith Drive, Nashville, TN 37215
(House Number) (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 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/our hands this 31st day of March, 2023

R Parker Sherrill

State of Tennessee
County of Davidson

On this 31st day of March, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared R Parker Sherrill, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed

Witness my hand and official seal this 31st day of March, 2023

Notary Public I Dyke Tatum
My Commission Expires May 05, 2025

File No 23-Boswell

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN