Karen Johnson Davidson County
Batch# 988037 DEEDWARR
04/04/2023 09 38 55 AM 2 pgs
Fees: $13 00 Taxes $1,035.63
20230404-0024328

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023

(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

14-NSH23-05567

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jasmine Linette White 514 Bradburn Village Circle Antioch, TN 37013	New owner	164 06 0B 091 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn A. Boyle, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jasmine Linette White**, 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 134 of The Townhomes of Bradburn Village, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Bradburn Village, a Horizontal Property Regime, of record in Instrument Number 20060816-0101099 and Amended and Restated in Instrument No. 20070817-0098536 and Amended in Instrument Nos 20070717-0084884, 20180713-0068064, and Assignment of Developer's Right recorded in Instrument No 20170802-0078538 and Supplemental Declaration recorded in Instrument No. 20180924-0094137, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Carolyn A Boyle, as Trustee of the Carolyn A Boyle Declaration of Trust dated May 20, 1996, by Warranty Deed from Alexis Stokes, an unmarried woman, of record in Instrument No. 20151014-0104449, in the Register's Office of Davidson County, Tennessee, dated October 08, 2015 and recorded on October 14, 2015

Being the same property conveyed to Carolyn A Boyle, an unmarried woman, by Quitclaim Deed from Carolyn A Boyle, as Trustee of the Carolyn A Boyle Declaration of Trust dated March 29, 2023, of record in Instrument No. 20230404-0024328, in the Register's Office of Davidson County, Tennessee, dated March 31, 2023 and recorded on 4-4-23.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as. 514 Bradburn Village Circle, Antioch, TN 37013

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this ~~31st~~ 29th day of March, 2023

Carolyn A. Boyle

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carolyn A Boyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Mt. Juliet, Tennessee, this 29 day of March, 2023.

Notary ~~Public~~

My Commission Expires. 5/31/2026

CHRISTI M JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY