This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $535,000.00.

Christian Alford
Affiant

Subscribed and sworn before me this the 4 day of April, 2023.

C. Loy Carney
Notary Public
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Karen Johnson Davidson County
Batch# 989050 DEEDWARR
04/05/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230405-0025006

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christian Alford and Mary Lloyd Alford 5210 Anchorage Drive Nashville, TN 37220	New Owner	146-15-0 156.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES C. BOATWRIGHT, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTIAN ALFORD AND MARY LLOYD ALFORD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 65 and the Northerly triangular part of Lot No. 66 on the Plan of Haileywood Estates, Section IV, as of record in Book 2330, Page 59, Register's Office for said County.

Beginning at the common corner of Lots No. 65 and 66 at its intersection on Anchorage Drive; thence along the Northeasterly side of Anchorage Drive in a Northerly direction 70.0 feet to an iron pin in the edge of the drive; thence, in a Northeasterly direction along the Northwesterly side of Lot No. 65, 238.0 feet to an iron pin; thence, in a Southeasterly direction 23.0 feet to a power pole; thence, Southwardly 109.0 feet along the rear of Lot Nos. 65 and 66, 109 feet to an iron pin, 17 feet South of the common corner of Lot Nos. 65 and 66; thence Westwardly 247 feet, more or less, to the beginning, according to a survey made by Hickerson-Millet, Engineers-Surveyors, on July 12, 1958.

Being the same property conveyed to James C. Boatwright, an unmarried man, by deed dated 04/14/2017, from Jordan Jones and wife, Lauren Jones FKA Lauren C. Lynch, of record in Instrument No. 20170417-0037091, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5210 Anchorage Drive, Nashville, TN 37220.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 4th day of April, 2023.

James C. Boatwright

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James C. Boatwright, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2023.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 4th day of April, 2023.

Affiant Signature
Date 04/04/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON