Karen Johnson Davidson County
Batch# 992349 DEEDWARR
04/14/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20230414-0027569

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Wilson }

The actual consideration or value, whichever is greater for this transfer is: $235,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day April 2023.

Notary Public
My Commission expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Gavin Booser and Madison Booser
5510 Country Drive, Unit 74
Nashville, TN 37211

SEND TAX BILLS TO:
Ascend Federal Credit Union
P.O. Box 1210
Tullahoma, TN 37388

MAP AND PARCEL NUMBER: Tax ID #: 162090A07400CO

WARRANTY DEED
23NT00326

Effective the 8th Day of April 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tony Patton, a married man

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

Gavin Booser and Madison Booser, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 74 on the Plan of Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 4659, Page 32, amended in Book 4937, Page 429, said Register's Office.

Subject to Easements, setback lines, and all other matters as set forth on the above plan of record.

Being the same property as conveyed to TONY PATTON, A MARRIED MAN by Warranty from ZACHARIAH E. THURSTON, AN UNMARRIED MAN dated 12-15-22 recorded 12-29-22 in Book -, Page -, as Document Number 20221229-0133658, Register's Office for DAVIDSON County, TENNESSEE.

This is an improved property commonly known as: 5510 Country Dr Apt 74, Nashville, TN 37211-6459

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13th day of April, 2023.

Tony Patton

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Tony Patton**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of April, 2023.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/14/23.

Date

Celia Stewart Rouse

Affiant Signature

4/14/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14 day of April, 2023

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

