Karen Johnson Davidson County
Batch# 1000911 DEEDWARR
05/09/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230509-0034343

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-686

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of May, 2023

Notary Public

Commission Expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chad E. Christenson and Margaret A. Christenson 6408 Worchester Drive Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	157-00-0-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jason Eugene Boyd and wife, Heather H. Boyd

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad E. Christenson and Margaret A. Christenson, 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 Lot No. 22, on the Plan of Section One, Devonshire Manor of record in Plat Book 5200, Pages 122 and 123, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 160 feet on the northerly side of Worchester Drive, and runs back 256.55 feet on the westerly line and 256.55 feet on the easterly line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Marvin Pratt and wife, Esther Walker Pratt by Deed from Carl S. Hasty and wife, Eva R. Hasty dated August 19, 1985 in Book 6633, Page 382, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Esther Walker Pratt by quitclaim deed from Marvin Pratt of record in Book 9385, page 267, Register's Office for Davidson County, Tennessee, dated 06/20/1994 and recorded on 06/22/1994. The said Esther Walker Pratt is now deceased and her will was admitted to probate in case No. 14P850 of the Seventh Circuit Court of Davidson County Probate Division.

Being the same property conveyed to Jason Eugene Boyd and wife, Heather H. Boyd by Executor's Deed from Mary A. Bush, Executor and Barbara J. Noland, Executor, of the Estate of Esther Walker Pratt, deceased, dated July 9, 2015 and recorded July 13, 2015 in Instrument No. 20150713-0067744, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6408 Worchester Drive, Nashville, TN 37221

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 so 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.

Dated this the 5th day of May, 2023.

Jason Eugene Boyd

Heather H. Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2023, before me personally appeared Jason Eugene Boyd and Heather H Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2023.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 5/5/2023.

Affiant Signature

5/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/8/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON