WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002571 DEEDWARR
05/12/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20230512-0035528

File No. EM-23-4346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cooper Elkins and Julia K. Elkins	New Owner	
(NAME)	(NAME)	
636A Vernon Avenue		091-05-0M-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Diane Boyer, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cooper Elkins and Julia K. Elkins,** _____ , HEREINAFTER CALLED THE GRANTEE, 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 No. A, on the Plan of 636 Vernon Avenue Townhomes, appearing on the Plat of Exhibit " C" of the Declaration of Covenants, Conditions and Restrictions for 636 Vernon Avenue Townhomes, of record in Instrument No. 20160427-0041088 and amended in Instrument No. 20160906-0093338 and Instrument No. 20160920-0098929 and Instrument No. 20160922-0099889, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Boyer and Steven Boyer, wife and husband by Warranty deed from Ewing Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20180305-0020523 Register's Office for Davidson County, Tennessee, dated March 1, 2018 and recorded on March 5, 2018.

Steven Boyer passed away 10/07/2020 leaving Diane Boyer as sole owner.

This is property more commonly known as 636A Vernon Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 4th day of May, 2023.

Diane Boyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2023, before me personally appeared Diane Boyer, 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 4th day of May, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/4/23 (date of document).

Jennifer L. Pennell

5/12/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

