This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GEV-23-6137

WARRANTY DEED

THIS INDENTURE, made this 10th day of May, A D., 2023, by and between

Brian Boggan and Corinna Boggan, husband and wife

First Parties, and

Manor Homes, LLC
Second Parties,

Karen Johnson Davidson County
Batch# 1003589 **DEEDWARR**
05/15/2023 04 09:16 PM 3 pgs
Fees: $18 00 Taxes $3,237 50

20230515-0036326

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of West Meade Farms Inc., Section "C" of record in Plat Book 1835, Page 44, in the 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 Brian Boggan and Corinna Boggan, husband and wife by Deed dated December 27, 2019 from Windsor Homes, LLC, a Tennessee limited liability company, recorded January 14, 2020, in Instrument Number 20200114-0004836, in the Official Records of Davidson County, Tennessee.

OWNER:
Manor Homes, LLC
a Tennessee Limited Liability Company
4511 Price Circle Rd., Nashville, TN 37205

RESPONSIBLE TAXPAYER:
Manor Homes, LLC
4511 Price Circle Road
Nashville, TN 37205

CLT # 115-12-0-080

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written

× _____ × _____

Brian Boggan Corinna Boggan

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Brian Boggan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 18th day of January, 2023

✓ _____

Notary Public

My Commission Expires ✓ March 3, 2025

QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Corinna Boggan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 18th day of January, 2023

✓ _____

Notary Public

My Commission Expires ✓ March 3, 2025

QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 875,000.00.

Affiant

STATE OF TN, COUNTY OF Davidson

Subscribed and sworn before me this the 10th day of May, 2023

Signature of Notary Public

Notary Seal

Printed Name of Notary

Commission Expiration

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
05/05/2025
DAVIDSON COUNTY