Name and Address of New Owner:
Heather Ahonen
2027 Forrest Green Drive
Nashville, TN 37216

Send Tax Statements To:
New owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23040567

Map and Parcel: 073 13 0 227.00

Karen Johnson Davidson County
Batch# 1006962 DEEDWARR
05/24/2023 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20230524-0039073

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura A. Boos, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Heather Rene Ahonen, unmarried**, hereinafter called the GRANTEE, her 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. 139, Section Three, Henderson Gardens, of record in Book 3600, page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Laura A. Boos by Warranty Deed filed for record on October 30, 2009 in Instrument Number 20091030-0100556, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Henderson Gardens of record in Book 3646, page 551; All matters as set forth on plat of record in Book 3600, page 27, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2027 Forrest Green Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 18th day of May, 2023.

Laura A. Boos

State of Tennessee

County of Rutherford

Personally appeared before me, Laura A. Boos with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of May, 2023.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $411,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of May, 2023.

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 8/15/2026

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 5/18/2023.

Affiant Signature – Joshua A. Terry

5/19/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/19/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON