Karen Johnson Davidson County
Batch# 1011098 DEEDWARR
06/05/2023 10 51 33 AM 2 pgs
Fees $13 00 Taxes $1,557 70
20230605-0042326

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No : 63163
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Erin Gould 242 DuPont Avenue Madison, TN 37115	New Owner

TAX MAP PARCEL NUMBERS: 04309022600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$421,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Boyd, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin Gould, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 and the West 20 feet of Lot No. 43 of Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, page 82, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Said Lot No. 44 and part of Lot No 43 adjoin and front together 121 feet to he Southerly side of DuPont Avenue and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to William E. Boyd, a married man, by Warranty Deed from Diane L Jorgensen, a single woman, dated February 10, 2020 and recorded on February 12, 2020, of record in Inst. No. 20200212-0016239, Register's Office for Davidson County, Tennessee

Description Reference. The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2023, and subsequent years, All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 82, said Register's Office.

Elizabeth Boyd, spouse of William E Boyd, joins in execution of this instrument in order to convey any marital interest she may have in the subject property.

This is improved property, known as 242 DuPont Avenue, Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2023.

William E. Boyd

Elizabeth Boyd

State of Tennessee

County of Davidson

On this 2nd day of June, 2023, before me the undersigned authority, personally appeared **William E. Boyd,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires. CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

On this 2nd day of June, 2023, before me the undersigned authority, personally appeared **Elizabeth Boyd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires. DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $421,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2023

Notary

My Commission Expires. _____ ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAR