Karen Johnson Davidson County
Batch# 1012401 DEEDWARR
06/07/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20230607-0043410

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-1406-TC

STATE OF TENNESSEE
COUNTY OF Davidson

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2023.

Notary Public
My Commission Expires: 11/2/23

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| David Alexander Boyer and Charles Walter Boyer<br>6009 Deerbrook Drive<br>Nashville, TN 37221 | Address of New Owner<br>David Alexander Boyer & Charles Walter Boyer<br>7 St. Clair<br>Morristown, NJ 07960 | 155 16 0A 135.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Mark Levy and Tracey F. Levy, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Alexander Boyer and Charles Walter Boyer**, hereinafter called the Grantee(s), his/her/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. 162 on the Plan of Traceside, Section Five of record in Plat Book 9700, Page 269, 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 Joseph Mark Levy and Tracey F. Levy, Husband and Wife, by Warranty Deed from Teri L. Wallace, Married, and James S. Yerbic and Linda Yerbic, Husband and Wife, of record in Instrument No. 20140127-0007171, in the Register's Office of Davidson County, Tennessee, dated January 24, 2014 and recorded on January 27, 2014.

This is [X] improved or [ ] unimproved property located at: **6009 Deerbrook Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 26th day of May, 2023.

GRANTOR:

Joseph Mark Levy

Tracey F. Levy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Mark Levy and Tracey F. Levy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024



202306070043410

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 5/27/2023 (date of document).

Affiant Signature

5/27/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

