WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013008 DEEDWARR
06/08/2023 03 20 04 PM 2 pgs
Fees $13 00 Taxes $1,073 00

20230608-0043768

G-TG-23-3415-410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Logan E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Leland Northcutt	**Leland Northcutt**	
(NAME)	(NAME)	**104-06-0A-034 00-CO**
1014 South Chancery St	**1014 South Chancery St**	
(ADDRESS)	(ADDRESS)	
McMinnville, TN 37110	**McMinnville, TN 37110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN D. BOEGEL AND EUN RAN UM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LELAND NORTHCUTT, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 410 on the Plan of Continental Condominiums, of record in Book 5200, page 399, as amended in Book 6135, page 788 and in Book 6435, page 549, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to John D Boegel and Eun Ran Um by Warranty deed from George P Bowman and wife, Sheila J Bowman of record in Instrument No 20040804-0093776 Register's Office for Davidson County, Tennessee, dated July 26, 2004 and recorded on August 04, 2004

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 399, 400 and 401, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137 and Instrument No 20051024-0128399, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 5862, Page 626, in the Register's Office for Davidson County, Tennessee
- Charter of Continental Condominiums Homeowner's Association, Inc of record in Book 5864, Page 834 and Book 7461, page 217, in the Register's Office for Davidson County, Tennessee
- Utility Easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee
- Memorandum Agreement of record in Instrument Number 20010514-00049446, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3415 West End Avenue Unit 410, Nashville, Tennessee 37203**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6th DAY OF JUNE, 2023.

John D. Boegel

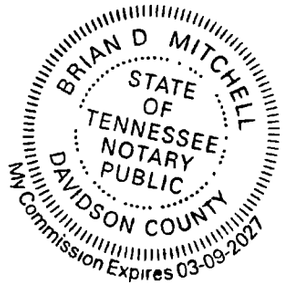
Eun Ran Um

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D BOEGEL, the within named bargainor, 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 and official seal, this the 6th of June, 2023

Notary Public
My Commission Expires. _____
(SEAL)

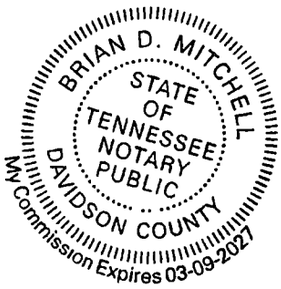


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUN RAN UM, the within named bargainor, 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 and official seal, this the 6th of June, 2023.

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
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Nashville, TN 37212