Karen Johnson Davidson County
Batch# 1014312 DEEDWARR
06/13/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20230613-0044786

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me this 9th day of June, 2023.

Notary Public
My Commission Expires: 1-19-2025

2023-204

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeff Bouldin and Robin Bouldin	New owner	
837A Gale Lane		118-06-0T-001.00
Nashville, TN, 37204		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Emily D. Garrett and Stephen D. Garrett, Jr., wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeff Bouldin and Robin Bouldin, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 837 Gale, a Horizontal Property Regime located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 837 Gale, a Horizontal Property Regime, of record as Instrument No. 20160927-0101751, as amended in Instrument No. 20180215-0014924, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of the Homes at -837 Gale, a Horizontal Property Regime contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20160927-0101751, as amended in Instrument No. 20180215-0014924, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Emily D. Garrett and Stephen E. Garrett, Jr. by Warranty Deed from Volunteer Builders, LLC of record in Instrument No. 20180313-0023563, Register's Office for Davidson, Tennessee, dated March 9, 2018 and recorded on March 13, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **837A Gale Lane, Nashville, TN 37204.**

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. 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 our hands this 9th day of June, 2023.

Emily D. Garrett

Emily D. Garrett

Stephen D. Garrett

Stephen D. Garrett, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily D. Garrett and Stephen D. Garrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

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 June 9th 2023.

Affiant Signature – Joshua A. Terry

June 12th 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on June 12th 2023.

Notary Public

My Commission Expires: 9/28/26

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