Karen Johnson Davidson County
Batch# 1022211 DEEDWARR
07/03/2023 10:43:11 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20230703-0050659

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th ~~DAY OF June~~, 2023.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03.09.27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 095
Melissa Chapman **2302 Deerwood Drive** **Nashville, Tennessee 37214**	Mortgage Research Center, LLC DBA Veterans United Home Loans 107 Center Pointe Drive Clarksville, Tennessee 37040	GROUP 07 0 PARCEL 053.00

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,

Melissa Boyd Averett, an unmarried woman
And
James Michael Boyd, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Melissa Chapman, a single woman

Hereinafter called the grantees, 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. 188 on the plan of Merry Oaks Subdivision, as of record in Plan Book 1835, pages 67-68, Register's Office, Davidson County, Tennessee.

Said Lot 188 fronts 107 feet on the easterly side of Deerwood Road and runs back between lines 174.8 feet on the north line and 195 feet on the south line to a dead line in the rear measuring 54.5 feet thereon.

Being the same property conveyed to Joseph A. Boyd, and wife, Dorah F. Boyd, by Warranty Deed from Rosemary A. Bowman, unmarried, dated September 23, 1982 and filed of record September 24, 1982 in Book 5941, Page 197, Register's Office for Davidson County, Tennessee. (for value or consideration of $55,000.00) The said Joseph A. Boyd and wife, Dorah F. Boyd having since died, she having pre-deceased him, and the said Joseph A. Boyd having since died testate, and by Will of record in Will docket #08P-492, Probate Court of Davidson County, Tennessee, title was vested in Joseph A. Boyd, Jr., Bettina Boyd Still, Melissa Boyd Averett, and James Michael Boyd, and of record in Instrument No. 20091125-0108636, Register's Office, Davidson County, Tennessee. Further conveyed to Bettina Boyd Still, Melissa Boyd Averett, and James Michael Boyd, as joint tenants with right of survivorship by Quitclaim Deed from Joseph A. Boyd Jr., dated November 23, 2009 and filed of record November 25, 2009 in Instrument No. 20091125-0108637, Said Register's Office. (for value or consideration of $10,000.00) And further conveyed to Melissa Boyd Averett and James Michael Boyd by Quitclaim Deed from Bettina Boyd Still, dated May 5, 2010 and filed of record May 6, 2010 in Instrument No. 20100506-0034781, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2302 Deerwood Drive, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 my hand and official seal at office this 29th day of June, 2023.

Melissa Boyd Averett

James Michael Boyd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melissa Boyd Averett, and James Michael Boyd, with whom I am personally acquainted, (or who 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, at office, this 29th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027