WARRANTY DEED

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

B-ELAM-23-3038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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)
Richard Stokes and Spencer McClain Carroll	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 1023088 **DEEDWARR** 07/06/2023 10 18 13 AM 2 pgs Fees $13 00 Taxes $1,221 00	**096-14-0-222.00**
1165 Bellshire Drive		
(ADDRESS)	20230706-0051626	
Nashville, TN 37207		
(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, **JULIET S. ORGAIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD STOKES, UNMARRIED, AND SPENCER MCCLAIN CARROLL, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ,** 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 Lot No 39 on the Plan of Hickory Bend Subdivision, Section 3 of record in Plat Book 3600, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 39 fronts 74 72 feet along the curving Westerly margin of Boulder Park Drive and runs back 172 5 feet on the Southwesterly line and 178 9 feet on the Northeasterly line to a witness line, measuring 102 99 feet thereon, and then continues on back in a Westerly direction 45 feet, more or less, on the Southwesterly line and 35 feet, more or less, on the Northeasterly line to the centerline of McCrory Creek

Being the same property conveyed to Kent A Dyer by Warranty deed from Metropolitan Nashville Airport Authority of record in Book 9375, page 30, Register's Office for Davidson County, Tennessee, dated April 07, 1994 and recorded on April 10, 1994

Being the same property conveyed to Kent A Dyer and Juliet S Orgain, Husband and wife, as Tenants by the Entirety by Quit Claim deed from Kent A Dyer, a married man of record in Instrument No 20150112-0002947 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on January 12, 2015

Being the same property conveyed to Juliet S Orgain by Quit Claim deed from Kent A Dyer of record in Instrument No 20230519-0037550 Register's Office for Davidson County, Tennessee, dated January 19, 2023 and recorded on May 19, 2023 Kent A Dyer and Juliet S Orgain, having since divorced as evidenced by Final Decree filed March 20, 2023, No 2023-DV-6, in the General Sessions Court of Wilson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3642, Page 478, in the Register's Office for Davidson County, Tennessee
- Avigation Easement and Contract of record in Book 9375, Page 33, 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 **3038 Boulder Park Drive, Nashville, Tennessee 37214**

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 3rd DAY OF JULY, 2023.

Juliet S Orgain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIET S. ORGAIN, 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 3rd of July, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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Nashville, TN 37212