Name and Address of New Owner:
Melissa Bessire
PO Bos 92223
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1026985 DEEDWARR
07/17/2023 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20230717-0054775

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-05-0-328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sean T. Boyd, Trustee of The Anne D. Boyd Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melissa Bessire,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 5A on the plan of zone of Lots 3, 4, and 5, Cherry Hills, Section 12, of record in Book 6250, Pages 174 and 175, and amended in Book 6900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 5A, which is a corner lot, front 40.61 feet on the northeasterly margin of Luann Court and fronts 48.52 feet on the northwesterly margin of Luann Drive, said frontages being joined by a curve having a length of 32. 78 feet, and extends back 114.40 feet on the westerly line and 134.52 feet on the broken easterly line to a point of intersection.

Being the same property conveyed to Anne D. Boyd by Warranty Deed from Masten Family Trust under the Will of John Tablot Masten, Jr., dated April 17, 2007 and recorded May 04, 20007, of record in Instrument No. 20070504-0053775, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $89,000.00.)

Anne D. Boyd deceased on August 5, 2018. See Affidavits of Heirship recorded in Instrument No. 201912300134621 and Instrument No. 201912300134622, Register's Office for Davidson County, Tennessee. The heirs-at-law of Anne D. Boyd, according to said Affidavits of Heirship, are Richard J. Boyd, Sean T. Boyd, and Susan M. Rosenquist, Affiant is Douglas Alliston and Sean Boyd.

Being a portion of the same property conveyed to Sean T. Boyd, Trustee of The Anne D. Boyd Trust by Quitclaim Deed from Richard J. Boyd, Sean T. Boyd and Susan M. Rosenquist, as heirs-at-law of the Estate of Anne D. Boyd, dated December 27, 2019 and recorded December 30, 2019, of record in Instrument No. 20191230-0134623, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION

ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of July, 2023.

Sean T. Boyd, Trustee of The Anne D. Boyd Trust

By: _____(SEAL)
Sean T. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sean T. Boyd, Trustee of the Anne D. Boyd Trust 5 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Anne D. Boyd Trust by Himself as Trustees.

Witness my hand and seal this 14th day of July, 2023.

_____
Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of July, 2023.

Notary Public
My commission expires: 5-9-26

File No. GNT-23-2905

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7.14.23 .

Affiant Signature

7.14.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of July, 2023.

Notary Signature

My Commission Expires: 05/09/2026

