WARRANTY DEED

Karen Johnson Davidson County
Batch# 1041185 DEEDWARR
08/22/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20230822-0065576

DM-EXIT-23-2417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-26-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Jonathon Boghozian and Abbey Boghozian	New Owner	
(NAME)	(NAME)	**073 07 0 061.00**
2417 Fairbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **LENNA RUTH GOTHARD ALLEN AND DAVID LEE GOTHARD, CO-TRUSTEES OF THE GOTHARD RESIDENCE TRUST, U/T/A DATED JUNE 10, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHON BOGHOZIAN AND ABBEY BOGHOZIAN, HUSBAND AND WIFE,** 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. 370, on the plan of Section Six, Sunset View, as of record in Plat Book 2900, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lenna Ruth Gothard Allen and David Lee Gothard, Co-Trustees of the Gothard Residence Trust, U/T/A dated June 10, 2016, by Quit Claim Deed from Lenna Ruth Gothard Allen and David Lee Gothard, Successor Co-Trustees of the Gothard Revocable Living Trust, dated June 10, 2016, of record in Instrument No. 20170809-0081576, in the Register's Office of Davidson County, Tennessee, dated July 26, 2017 and recorded on August 09, 2017.

Being the same property conveyed to French M. Gothard, Trustee of the Gothard Revocable Living Trust dated June 10, 2016, by Quit Claim Deed from French M. Gothard, and wife, Georgia R. Gothard, of record in Instrument No. 20160815-0084632, in the Register's Office of Davidson County, Tennessee, dated June 30, 2016 and recorded on August 15, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Sunset View, as recorded in Plat Book 2900, Page(s) 54 and 55.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2995, Page 413.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6581, Page 98.
- Easement for the flow of the waters of Unknown, and the rights of the public therein.
- Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2417 Fairbrook 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 11 DAY OF AUGUST, 2023.

Lenna Ruth Gothard Allen and David Lee Gothard, Co-Trustees of the Gothard Residence Trust, U/T/A dated June 10, 2016

BY: _____
David Lee Gothard
Co-Trustee

BY: _____
Lenna Ruth Gothard Allen
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID LEE GOTHARD, CO-TRUSTEE of LENNA RUTH GOTHARD ALLEN AND DAVID LEE GOTHARD, CO-TRUSTEES OF THE GOTHARD RESIDENCE TRUST, U/T/A DATED JUNE 10, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of August, 2023.

_____
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENNA RUTH GOTHARD ALLEN, CO-TRUSTEE of LENNA RUTH GOTHARD ALLEN AND DAVID LEE GOTHARD, CO-TRUSTEES OF THE GOTHARD RESIDENCE TRUST, U/T/A DATED JUNE 10, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires August 4, 2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/11/23 (date of document).

Affiant Signature

8/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

