RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-16509-2023

Karen Johnson Davidson County
Batch# 1046349 DEEDWARR
09/05/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,484.40
20230905-0069531

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,212,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of Sept, 2023

NOTARY PUBLIC

My commission expires: 1-29-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany L. Boyer 825A Dewees Avenue Nashville, TN 37204	New Owner	118-02-2A-001.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED TWELVE THOUSAND AND 00/100 Dollars ($1,212,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LYNDSAY S. CHURCH, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRITTANY L. BOYER, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit C of the Declaration of Covenants, Conditions, and Restrictions for Homes at 825 Dewees Ave., a horizontal property regime with private elements, pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument #20150514-0044277, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lyndsay S. Church, an unmarried woman, from Aspen Construction of Brentwood, Inc., a Tennessee corporation, by Warranty Deed dated May 16, 2016 and recorded May 18, 2016 in Instrument #20160518-0049650, said Register's Office. **Lyndsay S. Church having since married.**

Caitlyn Gordon, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved **X**___ improved property, known as: **825A Dewees Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of September, 2023

GRANTOR(S)

Lyndsay S. Church by Jennifer Ghanem, her Attorney-In-Fact

Lyndsay S. Church by Jennifer Ghanem, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2023, before me personally appeared Jennifer Ghanem to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of Lyndsay S. Church and acknowledged that she executed the same as the free act and deed of the said Lyndsay S. Church.

WITNESS my hand and seal, this the 5th day of September, 2023.

CASSANDRA LAHOUTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

CASSANDRA Lahouti

Printed Notary Name

My commission expires: 11-2-26

GRANTOR(S)

Caitlyn Gordon by Jennifer Ghanem, her Attorney-In-Fact

Caitlyn Gordon, by Jennifer Ghanem, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2023, before me personally appeared Jennifer Ghanem to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of Caitlyn Gordon and acknowledged that she executed the same as the free act and deed of the said Caitlyn Gordon.

WITNESS my hand and seal, this the 5th day of September, 2023.

CASSANDRA LAHOUTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

CASSANDRA Lahouti

Printed Notary Name

My commission expires: 11-2-26

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 5th day of September, 2023.

K. Thomas Sidwell
Date: 9-5-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of September, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

