STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 11/2/26
File No G23-19488

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1048430 DEEDWARR
09/11/2023 10 59 22 AM 3 pgs
Fees $18 00 Taxes $1,757 50

20230911-0070999

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Charles Boyd and Dawson Boyd (NAME) | Charles and Dawson Boyd (NAME) | 092-06-0-700 |
| 2702 Batavia Street (STREET ADDRESS) | 2702 Batavia Street (STREET ADDRESS) | |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Nashville, TN 37208 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Emily Jimenez, an unmarried woman, and Suzanne M. Jimenez, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Boyd, and Dawson Boyd**, 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. 44 in Faulconer and Ashcraft's Subdivision of Lots 18 and 19, Boyd McNairy Tract, of record in Plat Book 57, Page 121, 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 Emily Jimenez, an unmarried woman and Suzanne M. Jimenez, a married woman by Deed dated November 14, 2022, recorded November 15, 2022, in Instrument Number 20221115-0121696, in the Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2702 Batavia Street, Nashville, TN 37208.

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. Whenever 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 5th day of September, 2023.

Emily Jimenez

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2023, before me personally appeared Emily Jimenez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2023

Notary Signature
My commission expires

TRUDY MILLIKEN · NOTARY PUBLIC · STATE OF TENNESSEE · SUMNER COUNTY

Suzanne M Jimenez

STATE OF FLORIDA
COUNTY OF SARASOTA

On this 5th day of September, 2023, before me personally appeared Suzanne M. Jimenez to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~5th~~ 1ST day of September, 2023.

Notary Signature
My commission expires. 1/16/2026

FRANK BERNARD QUINN
Notary Public - State of Florida
Commission # HH 178312
My Comm. Expires Jan 16, 2026

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**