Karen Johnson Davidson County
Batch# 1050812 DEEDWARR
09/18/2023 09:41:54 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20230918-0072910

WARRANTY DEED

File No.: 2023-0313

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Andrea L. Clark
Affiant

Subscribed and sworn to before me on SEPTEMBER 14, 2023.

Tracey Perry
NOTARY PUBLIC
MY COMMISSION EXPIRES:
5-9-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NO.:
R. L. MOORE, TRUSTEE OF S J INVESTMENT TRUST U/A/D SEPTEMBER 14, 2023 235 Boxmere Place Nashville, TN 37215	Independent Bank 5050 Poplar Ave., Ste 2100 Memphis, TN 38157	131-06-0E-235.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANDREA HENRY, MARRIED,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **R. L. MOORE, TRUSTEE OF S J INVESTMENT TRUST U/A/D SEPTEMBER 14, 2023**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 235 of Burton Hills, Village of Boxmere, Phase 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, Register's Office for said County, to which source reference is made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to ANDREA HENRY, UNMARRIED, by deed from ANNE CARTER BROTHERS, A WIDOW, of record in Instrument No. 20140602-0047374, dated May 28, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 235 Boxmere Place, Nashville, TN 37215.

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, its heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and representatives, against the lawful claims of all persons whomsoever.

The undersigned, **Alexander J. Yborra**, spouse of **Andrea Henry,** joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

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 our hands on September 13, 2023.

Grantor:

Andrea Henry

Alexander J. Yborra

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Andrea Henry and Alexander J. Yborra, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2023.

Notary Public

My Commission Expires

My Commission expires: June 14, 2025

