THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231045986

Karen Johnson Davidson County
Batch# 1065543 **DEEDWARR**
10/27/2023 10:41:39 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20231027-0084161

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2023.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Ray Truitt and Diana Elvetici Truitt 15827 Wavyleaf Court Gainesville, VA 20155	New Owner	Tax Parcel ID No. 098 01 0 118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward A. Boyce and Kathleen Boyce, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Ray Truitt and Diana Elvetici Truitt, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 8 on the Plan of St. Charles Place, as shown on the plat of the same of record in Plat Book 5200, Page 692, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot 8 fronts 72.49 feet on the Southerly margin of St. Charles Court and extends back 190.78 feet on the Easterly line and 164.46 feet on the Northwesterly line to a dead line in the rear measuring 122.72 feet thereon.

Being the same property conveyed to Kathleen Boyce and Edward A. Boyce, wife and husband, by Warranty Deed from David William Stallings, unmarried, of record in Instrument No. 20200221-0019570, in the Register's Office of Davidson County, Tennessee, dated February 20, 2020 and recorded on February 21, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 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 St. Charles Place, as recorded in Plat Book 5200, Page 692.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6249, Page 581.

This is improved property located at 5717 St Charles Ct Nashville TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2023.

Edward A. Boyce

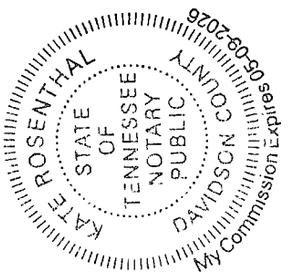
Kathleen Boyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward A. Boyce and Kathleen Boyce, 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 25th day of October, 2023.

Notary Public
My Commission Expires: _____



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BEAM-23-5117