RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Warranty Deed

Karen Johnson Davidson County
Batch# 1071745 DEEDWARR
11/14/2023 01:14:13 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20231114-0088763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2023.

Notary Public

My commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Girl Tribe Ventures, LLC Stephanie Marie McElvy		06115015500
6412 Brooklyn Rd		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGELA GARTON AS PERSONAL REPRESENTATIVE AND HEIR OF THE ESTATE OF MARY ELLA BOONE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND STEPHANIE MARIE MCELVY, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 31 of Block "B" on the Plan of Sunnymeade of record in Plat Book 843, Pages 4 & 5, shown on a resubdivision of Sunnymeade, of record in Book 974, pages 56 & 57, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 60 feet on the northerly margin of Sunnymeade Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to David L. Boone et ux Mary R. Boone by Warranty deed from John E. Clemmons et ux Marion A. Clemmons of record in Book 5127, page 842, Register's Office for Davidson County, Tennessee, dated March 23, 1977 and recorded on March 25, 1977.

David Lee Boone died July 5, 2009, leaving Mary R. Boone as the surviving tenant by the entirety. Mary Ella Boone died February 12, 2023, her estate being administered through Davidson County Probate Court, Docket No. 23P396.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1113 B Sunnymeade Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of November, 2023.

The Estate of Mary Ella Boone

By: _____
Angela Garton, Personal Representative

By: _____
Angela Garton, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Garton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Personal Representative and Heir of The Estate of Mary Ella Boone, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7th day of November, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25