	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 1081467 DEEDWARR 12/13/2023 11:51:30 AM 3 pgs Fees: $18.00 Taxes: $1,702.00 20231213-0096037	The actual consideration or value, whichever is greater, for this transfer is $460,000.00 Affiant Subscribed and sworn to before me, this the 30th day of November, 2023. Notary Public My Commission Expires: _____ (AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
William Maxwell and Jessica Maxwell	New owners	161-02-0-037.00 and
488 Ellenwood Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jordie M DeGarlais-Booth and Scott Booth, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Maxwell Jr and Jessica Maxwell, husband and wife

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. 71 on the Plan of McMurray Hills Subdivision, of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 73.8 feet on the northeasterly margin of Ellenwood Drive, and extends back 141.1 feet on the southeasterly line and 142.5 feet on the northwest line to a dead line in the rear, measuring 85.3 feet thereon.

BEING the same property conveyed to Jordie M. DeGarlais-Booth and Scott Booth, wife and husband, by Warranty Deed from Brady Development Group, LLC, dba Basin Properties, dated 10/4/2017 and recorded 10/5/2017 in Instrument No. 20171005-0102361, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 488 Ellenwood Dr., Nashville, TN 37211.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 my/our hand(s) this 30th day of November, 2023.

Jordie M DeGarlais-Booth

Scott Booth

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Booth and Jordie Booth with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at(city) Meridian (State) Idaho, this 30th of November, 2023.

Notary Public

My Commission Expires:

(SEAL)

A COATES
COMMISSION #22373
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/06/2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the 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 **November 30, 2023**.

Affiant Signature

December 12, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

12th day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires