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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240146588** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $538,000.00.<br>Katherine Boyle<br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of February, 2024.<br><br>Notary Public<br>My Commission Expires |

Karen Johnson Davidson County
Batch# 1099858 DEEDWARR
02/09/2024 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,990.60
20240209-0009295

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Patrick Boyle and Katherine Boyle<br>222 Lucile Street<br>Nashville TN 37207 | Send Tax Bills To:<br>Strong Home Mortgage LLC<br>9408 Grant Avenue<br>Suite 302<br>Manassas, VA 20110 | Tax Information:<br>Tax Parcel ID No.<br>071-15-0-060.00 |

**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, **Emma Reimers and Jackson Reimers, Wife and Husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Patrick Boyle and Katherine Boyle, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Eastmoreland Place, of record in Plat Book 161, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EMMA REIMERS AND JACKSON REIMERS, WIFE AND HUSBAND, by deed from BRIAN B. BALLINGER AND REBECCA L. BALLINGER, of record in Instrument No. 20200515-0050732, dated May 13, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 071-15-0-060.00.

Matters shown on the Plan of record in Plat Book 161, page 170, said Register's Office.

This is improved property located at 222 Lucile Street Nashville TN 37207

**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 8th day of February, 2024.

Emma Reimers by Katherine Camille Grager
Emma Reimers by Katherine Camille Grager, her Attorney-in-Fact
her Attorney-in-Fact

Jackson Reimers

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Camille Grager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Emma Reimers and that she is authorized by Emma Reimers to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of February, 2024.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson Reimers, 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 8th day of February, 2024.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

## True Copy Certification

I, **Pam Autry,** 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 this the 8th day of February, 2024.

Affiant Signature

Date 2/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024