Karen Johnson Davidson County
Batch# 1102644 DEEDWARR
02/21/2024 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $227.55
20240221-0011755

Name and Address of New Owner:
Beverly Boswell
8926 Tennessee 100, Nashville, TN 37221

Send Tax Bills To:
145 Northwind Dr
Madison, MS 39110

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 168 00 0 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew C. Marchal, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Beverly Boswell,** Single, "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the Northerly right-of-way line of State Highway 100 at the Southeast corner of that parcel of land conveyed to Elizabeth King of record in Book 2926, Page 159, in the Register's Office of Dickson County, Tennessee.

Being the same property conveyed to Clifton Burton, a married man, his successors, heirs and assigns by Deed dated August 11, 2021 from WB Horizontal Real Estate, LLC, a Florida Limited Liability Company, recorded August 16, 2021, in Instrument Number 20210816-0110016, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Matthew C. Marchal, married, by Deed dated January 12, 2024 from Clifton Burton, a married man, recorded January 23, 2024, in Instrument Number 20240123-0003627, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 8926 Tennessee 100, Nashville, TN 37221

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15 day of February, 2024.

Matthew C. Marchal (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of February, 2024, before me personally appeared Matthew C. Marchal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of February, 2024.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

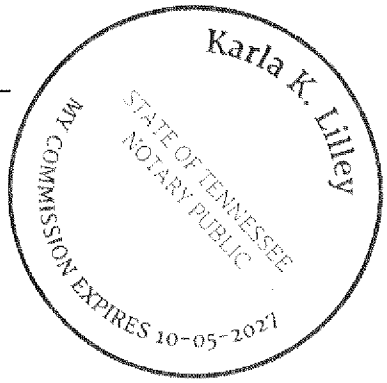
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $61,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of February, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 2/15/2024 (date of document).

Affiant Signature

February 15, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 15 day of Feb, 2024.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25