(4) 39B

WARRANTY DEED

Karen Johnson
Batch # 1104559
02/26/2024 12:54:54 PM
Fees: $13.00 Taxes: $1,217.30

Davidson County
DEEDWARR
2 pgs

20240226-0012940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/26/26
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0069

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Craig English and Isabella English	Rocket Mortgage	Map: 117030C12500CO
(NAME) 125 Hillsboro Place	(NAME) 1050 Woodward Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS ($329,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHERINE M TURNER AND BRANDON KNELL HEATH, HEIRS OF THE ESTATE OF JUDY PETTY BOSWELL,

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

ISABELLA ENGLISH AND CRAIG ENGLISH, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 125 on the Site Plan of Hillsboro Place Condominiums, of record in Book 5200, page 725 and amended in Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Judy Petty Boswell, an undivided one-half interest, Katherine M. Boswell, n/k/a Katherine M. Turner, an undivided one-fourth interest and Carrie E. Boswell, an undivided one-fourth interest, of record in Instrument No. 20051209-0148453, Register's Office for Davidson County, Tennessee. The said Carrie E. Boswell conveyed her one-fourth interest to Katherine M. Boswell, n/k/a Katherine M. Turner, in Instrument No. 20051227-0153874, also see Quitclaim Deed of record in Instrument No. 20021218-0156527 and Warranty Deed of record in Instrument No. 20010813-0086753, Register's Office for said County.

Katherine M. Boswell and Katherine M. Turner being one and the same person.

The said Judy Petty Boswell died intestate on July 4, 2023, leaving Brandon Knell Heath as her sole heir herein. See also Affidavit of Heirship of record in Instrument No. 20240226-0012937, said Register's Office.

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. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 725, amended in Book 5200, Pages 757 and 758, said Register's Office; (3) Resolution of The Board of Directors for Unit Leasing Set Up and Maintenance Deposit of record in Instrument No. 20180717-0069522, in the Register's Office

for Davidson County, Tennessee; (4) Easement for Water Mains of record in Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee; (5) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20161021-0111268, in the Register's Office for Davidson County, Tennessee; (6) Rules and Regulations of record in Instrument No. 20170615-0060259, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee; (8) Sanitary Sewer Easement of record in Book 3531, Page 592, Book 3965, Page 909 and Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee; (9) Utility Easement of record in Book 4633, Page 468 and Book 4653, Page 915, in the Register's Office for Davidson County, Tennessee; (10) Anchor Easement of record in Book 5870, Page 33, in the Register's Office for Davidson County, Tennessee; (11) Easement for Roads and Parking of record in Book 4240, Page 209 and Book 5221, Page 681, in the Register's Office for Davidson County, Tennessee; (12) Charter for Homeowners Association of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee; (13) Sanitary Sewer Easement of record in Book 6255, Page 932, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, of record in Book 6244, Page 394, amended in Book 6285, Page 209 and Instrument No. 20170515-0048155, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 125 Hillsboro Place, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 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 our hands this 22nd day of February, 2024.

Katherine M Turner

Brandon Knell Heath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine M Turner and Brandon Knell Heath, with whom I am personally acquainted (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 this, 22nd day of February, 2024.

My Commission Expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON