Name and Address of New Owner:
Patrick D. Tisdale, Jr. and Elizabeth W. Tisdale
15 South 13th Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1113356 DEEDWARR
03/21/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $4,921.00
20240321-0019399

Map & Parcel No: 083-09-0-258.00

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, **Elmer M. Boykin Jr., unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick D. Tisdale, Jr. and Elizabeth W. Tisdale, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the south 50 feet of Lots Nos. 8, 9 and 10 on the Map of E. S. Priest Subdivision of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee.

Said part of lots front 50.0 feet on the easterly side of South 13th Street, formerly Anne Street, and run back between parallel lines with the north margin of Holly Street, 150.0 feet to a 15-foot alley, which was dedicated by instrument of record in Book 424, Page 630, said Register's Office.

Being the same property conveyed to Elmer M. Boykin, Jr., unmarried, by Warranty Deed from James A. Tribbett and wife, Sally F. Tribbett of record in Book 11646, Page 390, Register's Office for Davidson County, Tennessee, dated August 25, 1999 and recorded on September 2, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 19th day of March, 2024.

Elmer M. Boykin, Jr. (SEAL)

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 Elmer M. Boykin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

STEVEN [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 19th day of March, 2024.

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $1,330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of March, 2024.

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 4/26/25

File No. GNT-24-3255

Certificate of Authenticity

I, Ryan Lux, 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 3/20/24.

Date

Affiant Signature

3/20/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027