BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

20241129R Karen Johnson Davidson County Batch # 1116878 DEEDWARR 04/01/2024 10:58:59 AM 3 pgs Fees: $18.00 Taxes: $3,552.00 20240401-0022275	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $960,000.00. Affiant Subscribed and sworn to before me, this the 28th day of March, 2024. Notary Public My commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Springdale Development, LLC and SM Development GP	**New Owner**	**131-03-0-216**
PO Box 121986		
Nashville, TN 37212		

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

Ashton Marshall Puffer, Trustee of the Wilma Howell Boylin Revocable Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Springdale Development, LLC, a Tennessee limited liability company and SM Development GP

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly Half of Lot No. 46 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, Pages 118 and 119, Register's Office for said County, described as follows, beginning in the center of the intersection of Shackleford Avenue and an Alley, being the Northeast corner of said Lot No. 46; Thence with the center of said Alley Southwardly 445 feet, more or less, to the common corner of Lots Nos. 25, 26, 45 and 46; thence with the line between Lots Nos. 45 and 46 Westwardly 186 feet, more or less, to a point halfway to the center of Belmont Park Place; thence Northwardly 447 1/2 feet, more or less, to the center of Shackleford Avenue; Thence with the center of said avenue Eastwardly 187 1/2 feet to the beginning.

LESS AND EXCEPT a portion of the property conveyed in Book 2279, Page 556, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to John M. Boylin by Warranty Deed from Myrtle E. Boylin and husband, Ira E. Boylin of record in Book 1339, page 196, Register's Office for Davidson County, Tennessee, dated August 06, 1945 and recorded on August 10, 1945.

Being the same property conveyed to Wilma Howell Boylin by a Divorce Decree between Wilma Howell Boylin and John Marshall Boylin filed in the Fourth Circuit Court of Davidson County, Tennessee, being Case No. 29844, and recorded in Book 2930, Page 466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashton Marshall Puffer as the Trustee of the Wilma Howell Boylin Revocable Trust by Quitclaim Deed from Wilma Howell Boylin of record in Instrument No. 20221019-0114154 Register's Office for Davidson County, Tennessee, dated October 19, 2022 and recorded on October 19, 2022.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X___) unimproved (____) property known as 1609 Shackleford Road, Nashville, TN 37215.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 28 day of March, 2024:

Wilma Howell Boylin Revocable Trust

By: Ashton Marshall Puffer

Ashton Marshall Puffer

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

TRUST ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ashton Marshall Puffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of the Wilma Howell Boylin Revocable Trust, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 28th day of March, 2024.

My Commission Expires: 5/24/25

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY