Karen Johnson Davidson County
Batch# 1121797 DEEDWARR
04/11/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240411-0025928

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00.

Affiant

Subscribed and sworn to me on 04/08/24.

NOTARY PUBLIC

My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nadrh Saweres 2667 Oak Forest Dr. Antioch TN 37013	New Owner	150 01 0 232.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Virgie W. Boardman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto ~~Nadrh Saweres and~~ Nadrh Saweres, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 779 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, page 157, Register's Office for said County.
>
> Said Lot No. 779 fronts 80 feet on the southeasterly side of Clearwater Drive and runs back between lines 135 feet on the northeasterly side line and 148.45 feet on the southwesterly side line, to a line at the rear measuring 79.14 feet thereon.
>
> Being the same property conveyed to George M. Boardman and wife, Virgie W. Boardman, by deed from James P. Meador and wife, Kathy D. Meador, of record in Book 5358, Page 197, Register's Office for Davidson County, Tennessee, dated October 31, 1978 and recorded November 8, 1978. The said George M. Boardman having since died on or about February 6, 2024, leaving Virgie W. Boardman as surviving tenant by the entirety.
>
> This is Improved property, known as 426 Clearwater Drive, Nashville, TN 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 04/ 4 /24.

Virgie W. Boardman

Virgie W. Boardman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/ 4 /24, before me personally appeared Virgie W. Boardman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/ 4 /24.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/4/24 (date of document).

Affiant Signature

4/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

