Karen Johnson Davidson County
Batch# 1131237 DEEDWARR
05/06/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,981.54
20240506-0033039

WARRANTY DEED

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madeleine A. Collier	New Owner	Tax ID143 03 0E 037.00CO
(NAME)	(NAME)	
7074 Westside Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia Dougall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Madeleine Allison Collier, an unmarried woman and Barry D. Collier, a married man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain private element units situated in Davidson County, Tennessee, and further known as Unit No. 37, together with the appurtenant common elements, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337, 20190930-0099544, Instrument No. 20201221-0150988, Instrument No. 20210525-0070666 and Instrument No. 20240408-0024701, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Patricia Dougall by deed from Boost Common Development, LLC, a Tennessee limited liability company, dated August 20, 2020 and of record in Instrument No. 20200826-0096581, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters on Plan as shown on the 3rd Amendment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20180921-0093677, as amended in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544, Instrument No. 20201221-0150988, Instrument No. 20210525-0070666, and Instrument No. 20240408-0024701, Register's Office for said County.

Charter of Boost Commons Homeowner's Association, Inc., of record in Instrument No. 20180921-0093677, Register's Office for said County.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20180921-0093677, as amended in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544, Instrument No. 20201221-0150988, Instrument No. 20210525-0070666, and Instrument No. 20240408-0024701, Register's Office for said County.

Restrictive Covenants of record in Book 3898, page 425, and Book 4764, page 710, Register's Office for said County.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181212-0121003, Register's Office for said County.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 188, Register's Office for said County.

Easement of record in Instrument No. 20140114-0003778, and Instrument No. 20140416-0031703, Register's Office for said County.

Grant of Overhead Line Easement of record in Instrument No. 20190828-0086735, Register's Office for said County.

Subject to lien for special assessments as contained in the restrictions and to rights of others in and to the common areas and elements.

unimproved ☐

This is improved ☑ property, known as 7074 Westside Circle, 37, Nashville, TN 37205

(House Number) (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 my hand this 3rd day of May, 2024.

Patricia Dougall

Patricia Dougall

STATE OF TENNESSEE

COUNTY OF ~~Robertson~~ Chatham

On this 3rd day of May, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia Dougall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5-20-25

Notary Public,

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 3, 2024.

J. Carlton Drumwright

May 3, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 3, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY