Karen Johnson
Batch # 1149069
06/20/2024 09:37:43 AM
Fees: $13.00 Taxes: $1,933.25

Davidson County
DEEDWARR
2 pgs

20240620-0046246

Warranty Deed

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $522,500.00

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2024.

Tracey Perry
Notary Public

My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Madeline Enno and John Mitchell Koehler	FirstBank	083-13-0A-082.00-CO
5064 Sunflower Lane	722 Columbia Ave.	
Nashville, TN 37076	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS B. BOYER AND KRISTINE M. BOYER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADELINE ENNO AND JOHN MITCHELL KOEHLER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Final Subdivison Plat of Magnolia Farms, Phase 1, Section 2 of record in Plat at Instrument No. 20190318-0024391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas B. Boyer and Kristine M. Boyer, husband and wife by Warranty Deed from Beazer Homes LLC, a Delaware limited liability company of record in Instrument No. 20191007-0102379 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 07, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5064 Sunflower Lane, Nashville, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

KMB

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2024.

Thomas B. Boyer

Kristine M. Boyer

STATE OF GEORGIA
COUNTY OF FORSYTH

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas B. Boyer and Kristine M. Boyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2024.

Notary Public

My Commission Expires: _____



My Commission Expires 12/08/2027