Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-PC-24-133

Karen Johnson Davidson County
Batch # 1149864 DEEDWARR
06/24/2024 02:40:37 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240624-0046931

Name and Address of New Owner:
TBKID, LLC, a Tennessee limited liability company
133 Luna Drive
Nashville, TN 37211

Send Tax Bills To:
TBKID, LLC, a Tennessee limited liability company
105 Westpark Drive, STE 190
Brentwood, TN 37027

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 148 07 0 016.00

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, **Nancy Levan N/K/A Nancy Boarman and Jesse Boarman, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TBKID, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.620 on the Plan of Section Six, Cherokee Hills of record in Plat Book 3842, Page 15, 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 Tina L. Vermes, and husband Robert Vermes by Warranty deed from Gary D. Dales and Diane M. Dales, husband and wife of record in Instrument No. 20061211-0152498 Register's Office for Davidson County, Tennessee, dated July 05, 2006 and recorded on December 11,2006.

Being the same property conveyed to Nancy Levan, A Single Woman and Jesse Boarman, A Single Man, Tenants in Common with Rights of Survivorship, his/her/its/their heirs, successors and assigns by Deed dated April 5, 2017 from Tina L. Vermes and Husband Robert L. Vermes, recorded April 6, 2017, in Instrument Number 201704060033832, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 133 Luna Drive, Nashville, TN 37211

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 18th day of June, 2024.

_____(SEAL)
Nancy Levan N/K/A Nancy Boarman

_____(SEAL)
Jesse Boarman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2024, before me personally appeared Nancy Levan N/K/A Nancy Boarman and Jesse Boarman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2024.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

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 $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of June, 2024.

Notary Signature
My commission expires:

