Karen Johnson Davidson County
Batch# 1149934 DEEDWARR
06/25/2024 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20240625-0047044

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-21146-24

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2024. NOTARY PUBLIC My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Bray Riley *et vir* 1585 Boxwood Drive Nashville, Tennessee 37211	Same address as new owner	172-03-0C-032.00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($925,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JEREMY M. BOCZULAK, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **VANESSA BRAY RILEY AND TYLER MICHAEL RILEY, WIFE AND HUSBAND,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremy M. Boczulak from D & A Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 29, 2022 and recorded August 3, 2022 in Instrument #20220803-0088690, said Register's Office

Being a portion of the same property conveyed to D&A Ventures, LLC, a Tennessee limited liability company, from West End Builders, Inc., a Tennessee corporation, by Warranty Deed dated December 11, 2019 and recorded December 27, 2019 in Instrument #20191227-0134144, said Register's Office.

This conveyance is made subject to all matters as shown on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1585 Boxwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 20th day of June, 2024.

GRANTOR:

Jeremy M. Boczulak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Jeremy M. Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of June, 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2025

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 20, 24 (date of document).

Jennifer L. Pennell

June 21, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

