PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1153869 DEEDWARR
07/02/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20240702-0050056

Ivey Title, LLC Ref: (DL) Title No.: 63684
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Stover Erin Stover 670 Candlestick Drive Nashville, TN 37211	**Same as New Owner.**

TAX MAP PARCEL NUMBERS: 14714015400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lanette Boyd, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Stover and Erin Stover, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 443 on the Plan of Candlestick Farms Section Four of record in Book 3600, page 71, amended in Book 3822, Page 71, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Lorenz Boyd and wife, LaVelle Boyd by Warranty Deed from James O. Tate and wife, Virginia L. Tate, dated September 15, 1977 and recorded on September 16, 1977, of record in Book 5197 page 909, Register's Office for Davidson County, Tennessee. The said Lorenz Boyd and LaVelle Boyd have since died, with Lorenz Boyd predeceasing LaVelle Boyd. By Quitclaim Deed, dated January 12, 2009, recorded October 20, 2009, of record in Inst. No. 20091020-0096762, corrected by Scrivener's Affidavit of record in Inst. No. 20091116-0105560, said Register's Office, Lisbeth Cort and Lanette Boyd, established as the heirs at law of LaVelle Boyd by Affidavits of Inheritance attached as Exhibit "A" to said Quitclaim Deed, conveyed a life estate interest in subject property to Carolyn Clark Swinney. By Quitclaim Deed, dated January 12, 2009, recorded October 20, 2009, of record in Inst. No. 20091020-0096763, said Register's Office, Lisbeth Cort conveyed her interest in subject property to Lanette Boyd. By Quitclaim Deed, dated September 25, 2020, recorded October 20, 2020, of record in Inst. No. 20201020-0121752, said Register's Office, Carolyn Clark Swinney conveyed her life estate interest in subject property to Lanette Boyd.

For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office.

Bethany Reynolds, spouse of Lanette Boyd joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 71, amended in Book 3822, page 71, said Register's Office, which Plan shows a 30 foot minimum building setback line from Candlestick Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 by 25 foot utility anchor easement located on the northwest front corner of said Lot; and Restrictions of record in Book 3811, page 978, said Register's Office.

This is improved property, known as 670 Candlestick Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2024.

Lanette Boyd

Bethany Reynolds

State of Tennessee

County of Davidson

On this 24th day of June, 2024, before me the undersigned authority, personally appeared Lanette Boyd, and Bethany Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-26-2027

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $449,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2024.

DENA A. ELLIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary

My Commission Expires: 7/24/24

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/24/2024 [DATE].

AFFIANT SIGNATURE

6/24/2024

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 24 day of June, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

