Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1188
Karen Johnson Davidson County
Batch # 1157257 DEEDWARR
07/11/2024 03:41:23 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20240711-0052277

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J.C. Cortese, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George B. Boedecker Jr.,** 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, and being all of Unit No. 54-A, Doral Country Villas, Section I, as established by Master Deed of record in Book 5011, page 395, Book 5048, page 715, Book 5015, page 251, Book 5124, page 165 and Instrument 20070504-0053687 and as set forth by Plat of record in Book 4860, page 122, all in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to J. C. Cortese, unmarried by Warranty Deed from John Toth, formerly known as Jason C. Toth and wife, Andrea Forgony of record in Instrument No. 20170127-0008868 Register's Office for Davidson County, Tennessee, dated January 25, 2017 and recorded on January 27, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 707 Albar Drive, Nashville, TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
George B. Boedecker Jr. 707 Albar Drive Nashville, TN 37221	NEW OWNER	142-09-0A-042.00

WITNESS THE EXECUTION HEREOF this 10th day of July, 2024.

J.C. Cortese

State of Tennessee)
County of Davidson)

On this 10th day of July, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named J.C. Cortese, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 310,000.00.**

Affiant

Sworn and subscribed before me on this the 10th day of July, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON