Karen Johnson Davidson County
Batch# 1164648 DEEDWARR
07/31/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240731-0058103

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 2/17/27
File No. G24-21494

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Drew Boland (NAME)	Lending Hand Mortgage (NAME)	082-13-0A-016.00-CO
1014 9th Avenue North (STREET ADDRESS)	510 Lentz Dr. (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Erika Ursula Cramer, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drew Boland, a single man**, HEREINAFTER CALLED THE GRANTEES, 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 Unit number E-3, Row 8.9 Condominiums, as shown on the Plat of the resubdivlslon of lots In the Balch & Whiteside's Addition to Nashville, as of record as instrument 20020718-0086526, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made, and as further described in the Master Deed and By-Laws of record as instruments 20011121-0128062, 20021212-0153656, and 20110419-0030186, said Register's Office.

Being the same property conveyed to Erika Ursula Cramer, a single woman by Deed dated July 19, 2023, recorded July 25, 2023, in Instrument Number 20230725-0057162, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1014 9th Avenue North, Nashville, TN 37208.

and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of July, 2024.

Erika Ursula Cramer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2024, before me personally appeared Erika Ursula Cramer, 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 30th day of July, 2024.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 1/22/2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 7/30/24.

Affiant Signature – Joshua A. Terry

7/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON