Karen Johnson
Batch # 1164820
08/01/2024 10:19:23 AM
Fees: $13.00 Taxes: $795.50
Davidson County
DEEDWARR
2 pgs
20240801-0058338

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2722

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF BIBB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26 day of July, 2024

Notary Public Jeraldine B. Banks

Commission Expires: April 22, 2028

Jeraldine B Banks
NOTARY PUBLIC
BIBB COUNTY, GEORGIA
My Commission Expires 04/22/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Den Adel 3510 Seneca Forest Drive Nashville, TN 37217	Pinnacle Bank 150 3rd Ave S Ste. 1000 Nashville, TN 37201	136-10-0B-023.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Bradley Boaz, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Den Adel, unmarried woman

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 Lot No. 46, Unit 46, Condominium Site Plan of Priest Lake Forest, Section Four, of record in Book 5200, page 573, and amended in Book 5200, page 574, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Candace Morgan Garrett by Warranty deed from Stephen E. Ray of record in Instrument No. 20130626-0065515 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on June 26, 2013.

Being the same property conveyed to Bradley Boaz, a single man by Warranty Deed from

Candace Morgan Garrett of record in Instrument No. 20230524-0039267 Register's Office for Davidson County, Tennessee, dated May 24, 2023 and recorded on May 24, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3510 Seneca Forest Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. 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.

Dated this the 26 day of July, 2024.

Bradley Boaz

STATE OF Georgia
COUNTY OF Bibb

On this 26 day of July, 2024, before me personally appeared Bradley Boaz, 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 26 day of July, 2024.

Notary Signature Jeraldine B Banks
My commission expires: April 22, 2028

Jeraldine B Banks
NOTARY PUBLIC
BIBB COUNTY, GEORGIA
My Commission Expires 04/22/2028