WARRANTY DEED

Karen Johnson
Batch # 1177555
09/04/2024 10:40:46 AM
Fees: $13.00 Taxes: $1,119.25

Davidson County
DEEDWARR
2 pgs

20240904-0067994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael L. Boyer and Danielle M. Wean	**PennyMac Loan Services, LLC**	
(NAME)	(NAME)	**051-04-0-023.00**
636 Gibson Dr	**3043 Townsgate Road**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Westlake Village, CA 91361**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN HARDEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL L. BOYER AND DANIELLE M. WEAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot No. 5 Dale Heights recorded Book 2330, Page 153, fronts 75 feet on the Westerly side of Gibson Dr. and runs back 272.5 feet on the Northerly line and 259.9 feet on the Southerly line to a dead line in the rear measuring 45 feet.

Being the same property conveyed to Evelyn Harden and Jean Harden, as joint tenants with right of survivorship by Quitclaim Deed from Evelyn Harden, unmarried, and Jean Harden, unmarried of record in Instrument No. 20181015-0101913 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 15, 2018.

Evelyn Harden having died on July 12, 2024 leaving Jean Harden as Surviving Tenant by the Entirety.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2330, Page 153, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2857, Page 281, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **636 Gibson Dr, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 30th DAY OF AUGUST, 2024.

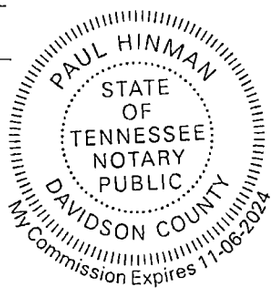
Jean Harden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN HARDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212