Karen Johnson Davidson County
Batch# 1178120 DEEDWARR
09/05/2024 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20240905-0068309

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2024.

Notary Public

My commission expires: 12/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Marsden and Barbie Cure	New Owner	042-09-0-067.00
1011 Westchester Dr.		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELYSE MASIAS F/K/A ELYSE BOYLAN, A SINGLE WOMAN, AND SHANE BOYLAN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON MARSDEN, A SINGLE MAN AND BARBIE CURE, A SINGLE WOMAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 143 on the Map of Section One, Kemper Heights, as of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 143 fronts 75 feet on the South side of Westchester Drive and runs back between lines, 175 feet on the East line and 211.3 feet on the West line to a dead line in the rear on which it measures 89.1 feet.

Being the same property conveyed to Shane Boylan and Elyse Boylan, husband and wife by Warranty Deed from James T. Huff and Tami D. Huff, husband and wife of record in Instrument No. 20191226-0132955 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1011 Westchester Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2024.

Elyse Masias

STATE OF Montana
COUNTY OF Flathead

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

Witness my hand and seal this 28th day of August, 2024.

Notary Public

My Commission Expires: 3/5/2027

DINA L POMPER NOTARIAL SEAL State of Montana

DINA L POMPER
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
March 5, 2027

Shane Boylan

STATE OF Michigan
COUNTY OF Alpena

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

Witness my hand and seal this 28th day of August, 2024.

Notary Public

My Commission Expires: 09-24-2027

JAMES HIGGINS
Notary Public - State of Michigan
County of Alcona
My Commission Expires Sep 24, 2027
Acting in the County of Alpena

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/28/24 (date of document).

Affiant Signature

9/5/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of September, 2024.

Notary's Signature

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26