WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/04/2027

(AFFIX SEAL)

JENNIFER CHANDLER-COLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

Karen Johnson Davidson County
Batch# 1179314 DEEDWARR
09/09/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240909-0069362

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024070132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Melissa Damas and Daniel Shust	Primis Mortgage Company	062-04-0-004.00
(NAME) 801 Evergreen Trail	(NAME) 5535 Currituck Dr, Suite 120	
(ADDRESS) Madison, TN 37115	(ADDRESS) Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FAYE FINNEY, EXECUTOR OF THE ESTATE OF ARTHUR L. BOYD., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELISSA DAMAS, UNMARRIED AND DANIEL SHUST, UNMARRIED, TENANTS IN COMMON, 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 66, as shown on the map entitled Marlin Meadows Subdivision, Section No. 4, of record in Book 2133, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ARTHUR L. BOYD, UNMARRIED MAN, by deed from IMAD HAJI, MARRIED, of record at Instrument No. 20160720-0074935, dated July 18, 2016, said Register's Office.

ARTHUR L. BOYD died testate on or about September 10, 2023. Pursuant to the terms of his will of record in Docket No. 23P2431, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be sold under the discretion of FAYE FINNEY, EXECUTOR OF THE ESTATE OF ARTHUR L. BOYD.

unimproved ☐
This is improved ☒ property, known as 801 Evergreen Trail, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Executed by my hand this the 30th Day of August, 2024.

THE ESTATE OF ARTHUR L. BOYD.

BY: Faye Finney, Executor
FAYE FINNEY, EXECUTOR

STATE OF Tennessee

County OF Davidson

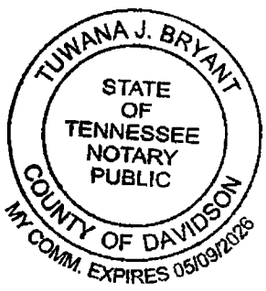
I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that FAYE FINNEY, AS EXECUTOR OF THE ESTATE OF ARTHUR L. BOYD. personally appeared before me this day and acknowledged the due execution of the foregoing instrument as EXECUTOR OF THE ESTATE OF ARTHUR L. BOYD.

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

Tuwana J. Bryant
Notary Public

My Commission Expires: May 9, 2026

(SEAL)



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 08-30-2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 08-30-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 30th day of August, 2024 **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

