WARRANTY DEED

File #24-227

Karen Johnson Davidson County
Batch# 1180286 DEEDWARR
09/11/2024 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20240911-0069948

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Pickens	NEW OWNER	187-01-0B-077.00-CO
(NAME) **256 Ben Hill Dr.**	(NAME) United Wholesale Mortgage LLC	
(ADDRESS) **Nashville, TN 37013**	(ADDRESS) 700 South Blvd East Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **T'mir K. Boyd, Trustee of the Perri Punx Trust, dated September 19, 2019, as to a 75% undivided interest, and Samuel Joseph Boyd, Trustee of the Samuel Joseph Boyd Trust, dated August 30, 2012, as to a 25% undivided interest, as tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Pickens, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 77 of Burkitt Ridge, Phase 3B, District 3, as shown on plat of record in Instrument No. 20211102-0146506, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tmir K. Boyd, Trustee of the Perri Punx Trust, dated September 19, 2019, as to a 75% undivided interest and Samuel Joseph Boyd, Trustee of the Samuel Joseph Boyd Trust dated August 30, 2012, as to a 25% undivided interest, as tenants in common by Warranty Deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20230525-0039393 Register's Office for Davidson County, Tennessee, dated May 24, 2023 and recorded on May 25, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 256 Ben Hill Drive, Nashville, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 5th day of September, 2024.

Samuel Joseph Boyd Trust, dated August 30, 2012

By: _____
Samuel Joseph Boyd, Trustee

STATE OF NEVADA
COUNTY OF CLARK

On this 3rd day of September, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Samuel Joseph Boyd, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Samuel Joseph Boyd Trust,** a Revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of September, 2024.

_____
Notary Signature
My commission expires: 2/15/2025

G. SAGMIT
Notary Public, State of Nevada
No. 21-0437-01
My Appt. Exp. Feb. 15, 2025

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Witness my hand this 5th day of September, 2024.

Perri Punx Trust, dated September 19, 2019

By: _____
T'mir K. Boyd, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of September, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared T'mir K. Boyd, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Perri Punx Trust**, a Revocable trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of September, 2024.

_____
Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lolley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9/5/2024 (date of document).

Affiant Signature

9/5/2024

Date

State of TN

County of Williamson

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

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25