Karen Johnson Davidson County
Batch # 1184553 DEEDWARR
09/20/2024 02:50:04 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20240920-0073214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Allison Bradshaw
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19 day of September, 2024.

(Affix Seal) Notary Public

My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

2024-06-1874

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-551

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Allison Bradshaw 551 Green Lane Whites Creek, TN 37189	OWNER	Map/Parcel 049 15 0C 002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Peter Boardman and Allison Boardman, formerly known as Allison Anne Burnside, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Bradshaw, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 551 on the Plan of 549 & 551 GREEN LANE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS as set forth in Exhibit "B" to the Declaration Establishing a Horizontal Property Regime for 549 & 551 Green Lane Townhomes of record in Instrument No. 20191001-0099838, Register's Office for Davidson County, TN to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Peter Boardman, a single man and Allison Anne Burnside, a single woman, as tenants in common with right of survivorship, by Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20201214-0147181, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on December 14, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 551 Green Lane, Whites Creek, TN 37189.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 17 day September, 2024.

Daniel Peter Boardman

Allison Boardman

STATE OF North Carolina

COUNTY OF Mecklenburg

On this 17th day of September, 2024, before me personally appeared Daniel Peter Boardman and Allison Boardman, 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 17th day of September, 2024.

Notary Signature

My commission expires: 12-15-2024

PATRICIA WILLIAMS
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Dec. 15, 2024