Karen Johnson
Batch # 1193101
10/14/2024 09:21:14 AM
Fees: $28.00 Taxes: $1,849.63
Davidson County
DEEDWARR
5 pgs
20241014-0079271

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Gregory Boone and Jessica Erin Dumsky	BARRETT FINANCIAL GROUP, LLC	
(NAME)	(NAME)	072-05-0N-070.00-CO
3045 Edwin Circle	275 E. RIVULON BLVD, STE. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	GILBERT, AZ 85297	
(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, **Charles Martin, an unmarried man, and Farhan Sharif, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Gregory Boone, an unmarried man, and Jessica Erin Dumsky, an unmarried woman, as joint tenants with rights of survivorship** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 70 of High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109424 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and as corrected by Scrivener's Affidavit of recorded on May 03, 2021 in Instrument No. 20210503-0058958.

Being the same property conveyed to Charles Martin, an Unmarried Man and Farhan Sharif, an Unmarried Man, Joint Tenancy With Right of Survivorship by Warranty Deed from High View Cottages, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240610-0043118 Register's Office for Davidson County, Tennessee, dated June 05, 2024 and recorded on June 10, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3045 Edwin Circle Nashville, TN 37207
(House Number) (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

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

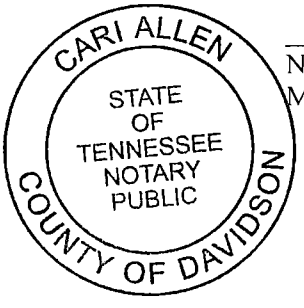
Witness my hand this 11th day of October, 2024.

Farhan Sharif

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Farhan Sharif**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of October, 2024.



Notary Public
My Commission Expires: 1-6-25

Being the same property conveyed to Charles Martin, an Unmarried Man and Farhan Sharif, an Unmarried Man, Joint Tenancy With Right of Survivorship by Warranty Deed from High View Cottages, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240610-0043118 Register's Office for Davidson County, Tennessee, dated June 05, 2024 and recorded on June 10, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3045 Edwin Circle Nashville, TN 37207
(House Number) (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.

Witness my hand this 11th day of October, 2024.

Charles Martin

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me by audio video communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Charles Martin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of October, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Completion

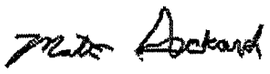
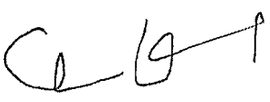
Powered by BlueNotary

Session ID: 192D0
Full Session ID: 67094734dd592d9b0c8192d0
Status: Completed
Reference Number: a5285a77-5c52-4924-b176-2fe61d1d3967
Notarization Start Time October, 11th 2024 at 10:44AM Eastern Time
Notarization End Time October, 11th 2024 at 11:10AM Eastern Time

List of document(s)

Sr.	Name	Pages	Signs	Size	Hash
1	merged_20241011101047385.pdf	35	24	0.89 MB	c890b2fbcb0961ccb610a3f9d0a0037f

Participant Details

Name & Details	Event Details	Signature Details
#1 Matt Deckard Role: Notary Email: mrdeckard@gmail.com Commission No: N/A Commission Expiry: 16 May 2027	Sent: October, 11th 2024 at 10:41AM Eastern Time Viewed: October, 11th 2024 at 10:45AM Eastern Time Signed: October, 11th 2024 at 10:48AM Eastern Time IP Address: 2600:1702:51b0:3840::48	 Signature ID: 1728661692473-192D0
#2 Charles Martin Role: Signer Email: domonique@simplihom.com	Sent: October, 11th 2024 at 10:41AM Eastern Time Viewed: October, 11th 2024 at 10:44AM Eastern Time Signed: October, 11th 2024 at 10:46AM Eastern Time IP Address: 2603:8080:6b01:7349:a16c:ca6:2dba:9945	 Signature ID: 1728661615187-192D0

Tennessee Register of Deeds Association
President Sheena R Tinsley

The Tennessee Register of Deeds Association would like to inform all recorders of the following changes in Certifications in Electronic Documents. The following changes will be effective July 1, 2021.

- The text of a certification of an electronic document must be in the following form.
  - I, Natalie Taylor, 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 10/11/2024 (date of document).

    Affiant Signature

    10/11/2024
    Date

    State of Tennessee
    County of Sumner

    NATALIE KATHERINE TAYLOR
    STATE OF TENNESSEE
    NOTARY PUBLIC
    SUMNER COUNTY

    Sworn to and subscribed before me this 11th day of October, 2024.

    Notary's Signature

    MY COMMISSION EXPIRES: 11/19/2025

    Notary's Seal (if on paper)

- The text of the certification must be NO LESS THAN ten (10) point font.

FONT SIZE 10

abc

ABC

- The date of the document must be stated in each certification.
- Affiant's signature must be dated and notarized.

For further information, please reference TCA 66-24-101(d)(3).