Karen Johnson Davidson County
Batch# 1197446 DEEDWARR
10/23/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20241023-0082464

WARRANTY DEED

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2024.

Notary Public

My commission expires: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Danielle J. Nessa Mirazul Nessa	New Owner	Map 091-08-0B Map 014.00co
910 46th Avenue N.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Megan Booher, formerly known as Megan Chalk, and Thomas Michael Booher, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle J. Nessa and Mirazul Nessa, wife and husband

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 Unit N, Phase 7, on the Plan of Eastoak Groves Townhouses, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed for Eastoak Groves Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080602-0055567 and Supplement and Amendment No. 6 of record in Instrument No. 20130701-0067775, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Eastoak Groves Townhouses, shown on Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of record in Instrument No. 20130701-0067775, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Megan Chalk, unmarried woman, and Thomas Michael Booher, unmarried man, as joint tenants with right of survivorship, by Warranty Deed dated May 27, 2021, from Tristan Kirkbride, a married man, of record in Instrument No. 20210601-0072809, Register's Office for Davidson County, Tennessee, and further conveyed to Megan Chalk and Thomas Michael Booher, wife and husband, as tenant by the entireties, by Quitclaim Deed dated October 1, 2021, from Megan Chalk, a married woman, and Thomas Michael Booher, a married man, as joint tenants with right of survivorship, of record in Instrument No. 20211004-0132727, Register's Office for Davidson County, Tennessee. The said Megan Chalk is now known as Megan Booher.

Conveyance of the above described property subject to the following: 1) The Plan of record as set out in Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed, shown in Instrument No. 20130701-0067775 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Eastoak Groves Townhomes of record in Instrument No. 20080602-0055567, Register's Office for Davidson County, Tennessee. Supplement and Amendment No. 6 of record in Instrument No. 20130701-0067775, said Register's Office. By-Laws of appended thereto. 3) Charter of Eastoak Groves Townhomes Corporation of record in Instrument No. 20080602-0055566, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Plan Of Record in Plat Book 421, Page 1, said Register's Office. 5) Property Modifications to combine Parcels of Record in Instrument No. 20080324-0029128, said Register's Office. 6) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **910 46th Avenue N., Nashville, TN 37209**

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 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/our hand(s) this **22nd** day of **October, 2024.**

Megan Booher fka Megan Chalk

Thomas Michael Booher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Megan Booher, fka Megan Chalk, and Thomas Michael Booher,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **October, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23419-DS

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/22/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/22/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

