G#37525-8 BOX #14

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7903-WE

Karen Johnson Davidson County
Batch # 1198624 DEEDWARR
10/30/2024 10:51:32 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20241030-0083456

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00.

Thomas Michael Booher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF OCTOBER, 2024.

M Boyd
Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Lynn Booher and Thomas Michael Booher	Studio Bank	
863 Highland Crest Drive	124 12th Avenue S, Suite 400	129-14-0-008.00
Nashville, TN 37205	Nashville, TN 37205	
(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, **Cynthia B. Warner and Byron H. Warner, Jr, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Lynn Booher and Thomas Michael Booher, 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee. described as follows: To-Wit:

Being Lot No. 57 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, page 124 and 125, Register's Office for said County.

Said Lot No. 57 fronts 100.0 feet on the southerly side of Highland Crest Drive and extends back between lines measuring 259.4 feet on the westerly line and 268 feet on the easterly line, to a line in the rear on which it measures 100.38 feet.

Being the same property conveyed to Byron H. Warner Jr. and wife, Cynthia B. Warner by Warranty Deed from Raymond E. Richardson and wife, Jean Richardson of record in Book 5231, page 690, Register's Office for Davidson County, Tennessee, dated November 25, 1977 and recorded on December 9, 1977.

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.

This is improved property known as 863 Highland Crest Drive, Nashville, TN 37205

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 our hands this the 25th day of OCTOBER, 2025.

Cynthia B. Warner

Byron H. Warner, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia B. Warner and Byron H. Warner, Jr,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of October, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. WERTHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE