BOX 10-A WARRANTY DEED

Karen Johnson Davidson County
Batch # 1203555 DEEDWARR
11/13/2024 10:16:13 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20241113-0088237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lee Boulie	Same as Owner	
(NAME)	(NAME)	
5036 Dovecote Drive		146 11 0 048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I, **JAMES B. PICKENS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA LEE BOULIE, UNMARRIED,** 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, being Lot No. 75 on the MAP OF SECTION ONE, REVISED, CRIEVE HALL ESTATES, as of record in Plat Book 1835, Pages 122, 123 and 124, in the Register's Office for said County, as follows:

Said Lot No. 75 fronts 120 feet on the Easterly side of Dovecote Drive and runs back 320.5 feet on the Northerly line and 320.7 feet on the Southerly line to a dead line measuring 29.1 feet thereon.

Being the same property conveyed to Mark A. Ellmore, Jr., Trustee, and further conveyed to James B. Pickens, unmarried, by Quit Claim Deed from Cheryl Anne Pickens, unmarried and James Buford Pickens, unmarried, of record in Book 11624, Page 105, in the Register's Office of Davidson County, Tennessee, dated August 10, 1999 and recorded on August 18, 1999.

Being the same property conveyed to James H. Pickens and wife, Virginia R. Pickens, by Quit Claim Deed from James H. Pickens, of record in Book 6088, Page 32, in the Register's Office of Davidson County, Tennessee, dated July 01, 1983 and recorded on July 05, 1983. The said Virginia R. Pickens died on February 01, 1995, then James H. Pickens died on August 15, 1997, devising subject property to the Heirs at Law of James H. Pickens.

Being the same property conveyed to James H. Pickens and wife, Annie Smith Pickens, by Warranty Deed from George A. Cook, Jr. and wife, Julia H. Cook, of record in Book 3844, Page 134, in the Register's Office of Davidson County, Tennessee, dated December 16, 1964 and recorded on December 21, 1964. The said Annie Smith Pickens died on August 13, 1967, leaving James H. Pickens as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5036 Dovecote Drive, Nashville, TN 37220
(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 12 day of November, 2024

James B. Pickens
JAMES B. PICKENS

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 James B. Pickens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of November, 2024.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

J. Greg Hardeman
Notary Public