Karen Johnson
Batch # 1208492
11/26/2024 09 52 37 AM
Fees $13 00 Taxes $3,556 63

Davidson County
DEEDWARR
2 pgs

20241126-0092333

PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Christy [illegible] Ivey

*Margaret H Taylor*

**BOX 10-A**

Ivey Title, LLC Ref: (DL) Title No 63851
Dav. Co. File Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Patrick J Prindible<br>1831 12th Ave. #109<br>Nashville, TN 37203 | New Owner |

**TAX MAP PARCEL NUMBERS:** 13112005500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$961,250.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Earl Boyd**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick J. Prindible**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Battery Park, of record in Book 1130, page 103, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Boyd and wife Mary H Boyd by Warranty Deed from Albert Lee Lowe, Jr , dated June 25, 1990 and recorded on June 25, 1990, of record in Book 8138, page 382, Register's Office for Davidson County, Tennessee. The said William Boyd and Mary H. Boyd have since died with Mary H. Boyd predeceasing the said William Boyd. The Last Will and Testament of William Boyd, of record in Case No 24P280 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to his son William Earl Boyd and his daughter Mary Jane Boyd, as tenants in common, fifty percent (50%) each in equal shares, and appointed the said William Earl Boyd as Executor of said Last Will and Testament. By Executor's Deed, dated September 23, 2024, recorded September 23, 2024, of record in Inst No 20240923-0073794, said Register's Office, William Earl Boyd, as Executor for the Estate of William Boyd, conveyed subject property to William Earl Boyd and Mary Jane Boyd, as tenants in common By Quitclaim Deed, dated October 11, 2024, recorded November 6, 2024, of record in Inst. No 20241106-0086332, said Register's Office, Mary Jane Boyd conveyed her interest in subject property to William Earl Boyd

Subject property is not now, nor has ever been the primary residence of said Grantor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Book 1130, page 103, said Register's Office, which Plan shows a 60 foot minimum building setback line from Biltmore Drive and a 10 foot easement for public utility purposes along the rear line of said lot

**This is improved property, known as 1109 Biltmore Drive, Nashville, TN 37204**

**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, Grantee's heirs or assigns, forever

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

**WITNESS THE EXECUTION HEREOF** this 22nd day of November, 2024.

William Earl Boyd

**William Earl Boyd**

**State of Tennessee**

**County of Davidson**

On this 22nd day of November, 2024. before me the undersigned authority, personally appeared William Earl Boyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $961,250.00.

Affiant

Sworn and subscribed before me this 22nd day of November, 2024

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary

My Commission Expires: 4/23/2025