THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**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 **16th day of December, 2024**. _____ **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1217031 DEEDWARR
12/16/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20241216-0097605

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Torie Ann Buche and William T. Berry **2716 Barclay Drive** **Nashville, TN 37206**	**New Owners**	**083 15 0 169.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tommy Randall Boyte and wife, Sheran Boyte**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Torie Ann Buche, and William T. Berry**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 195, on the Plan of FORTLAND PARK, SECTION TWO, as of record in Plat Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 195 fronts 75 feet on the Northwesterly side of Barclay Drive and runs back between lines 150.7 feet on the Southwesterly side and 149.2 feet on the Northeasterly side to a dead line in the rear on which it measures 88.5 feet.

Being the same property conveyed to Tommy Randall Boyte and wife, Sheran, by Warranty Deed from Charles R. Sain and wife, Ruth N. Sain, of record in Book 4809, Page 590, in the Register's Office of Davidson County, Tennessee, dated April 15, 1974, and recorded on April 26, 1974. Re-recorded on December 5, 1974 in Book 4873, Page 59, in the Register's Office of Davidson County, Tennessee.

HE-2024-508

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2716 Barclay Drive, Nashville, TN 37206**.

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 in 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 **16th day of December, 2024.**

Tommy Randall Boyte

Tommy Randall Boyte

Sheran Boyte

Sheran Boyte

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16th day of December, 2024, before me personally appeared Tommy Randall Boyte and Sheran Boyte, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2024-508

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 December 16, 2024.

Date

Affiant Signature

December 16, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of December, 2024.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)