Warranty Deed

Karen Johnson Davidson County Batch# 1237850 DEEDWARR 02/14/2025 03:21:30 PM 3 pgs Fees: $18.00 Taxes: $4,588.00 20250214-0011498	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,240,000.00. Affiant Subscribed and sworn to before me, this the ___ day of February, 2025. Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Swett	New Owner(s)	071-15-0-277.00
1200 Joseph Ave		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOILER INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON SWETT, A MARRIED MAN, SOLE OWNERSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 53 on C. F. Sharpe and W. L. Horns 2nd Subdivision of the Lindsley Property as of Record in Book 161, Page 53, Register's Office for Davidson County, Tennessee. Said Lot No. 53 Fronts 50 Feet on the West Side of Joseph Avenue, and runs back between parallel lines, along the North Margin of Richardson Avenue, Formerly Scott Avenue, 145 Feet to an Alley in the Rear.

Being the same property conveyed to Boiler Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from Martin D. Lang and Susan A. Lang, husband and wife of record in Instrument No. 20210720-0097393 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 20, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1200 Joseph Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of February, 2025.

Boiler Investment Group LLC,
a Tennessee limited liability company

By: _____
Jacob Vanhooser, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob Vanhooser, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Boiler Investment Group LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13 day of February, 2025.

_____
Notary Public

My Commission Expires: 9/8/25



Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 2/13/25 (date of document).

Emilee Barrett
Affiant Signature

2/14/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of February 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

