This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-5138-SL

Karen Johnson Davidson County
Batch# 1239538 DEEDWARR
02/21/2025 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250221-0012901

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2025.

Notary Public
My Commission Expires: 9/19/28

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachael Fuller and Kenneth Fuller 7221 Althorp Way Unit M2 Nashville, TN 37211	United Wholesale Mortgage 585 South Blvd E Pontiac, MI 48341	172 12 0D 324.00 CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Laurie Ann Boulden and Brian James Boulden, wife and husband (individually and/or collectively, "Grantor"), transfer and convey unto Rachael Fuller and Kenneth Fuller, wife and husband (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. M-2 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of a Horizontal Property Regime and Residential Neighborhood as amended by Instrument No. 20050815-0096405 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2 The Town Center Homes at Lenox Village of record in Instrument No. 20050322-0031182 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurie Ann Boulden and Brian James Boulden, wife and husband, by Warranty Deed from Jennifer M. Tomlin, an unmarried person, of record in Instrument No. 20161004-0104653, in the Register's Office of Davidson County, Tennessee, dated October 03, 2016 and recorded on October 04, 2016.

This is improved property located at: **7221 Althorp Way, Unit M2, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2025.

GRANTOR:

Laurie Ann Boulden

Laurie Ann Boulden

Brian James Boulden

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laurie Ann Boulden and Brian James Boulden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of February, 2025.

Deborah Bissell

Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 2/20/25 (date of document).

Affiant Signature

2/20/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 20th day of February, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY