Karen Johnson Davidson County
Batch# 1246227 DEEDWARR
03/14/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250314-0018874

Warranty Deed

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration for this transfer is $320,000.00-.

Charity L Williams
Affiant

Subscribed and sworn to before me this the 11th day of March, 2025

Lynn J Balcom
Notary Public
My Commission Expires: 12-10-28

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Couchville Properties, LLC 8192 Settlers Way, Nashville, TN 37221	NEW OWNER	034-07-0-016-00

KNOW ALL MEN BY THESE PRESENTS that **Charles A. Boyle, an unmarried man and Tonya R. Boyle an unmarried woman** , for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Couchville Properties, LLC, a Tennessee Limited Liability Company**, its successors and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Beginning at a point on the Southwesterly margin of Shepherd Hills Drive, thence South 56 degrees 05 minutes East 125 feet from the Northwest corner of lot no. 8 on the plan of Shepherd Hills, Section 2, as of record in Book 2900, Page 12, R.O.D.C., TN, thence with the Southwesterly margin of said drive, south 56 degrees 05 minutes East 125 feet, thence South 33 degrees 55 minutes west 186 feet, thence North 62 degrees 46 minutes West 83 feet; thence N 77 degrees 40 minutes west 47.3 feet, thence North 33 degrees 55 minutes East 213.7 feet to the beginning.

Being the same property conveyed to Charles Anthony Boyle and Tonya R. Boyle, husband and wife by Warranty Deed from John Robert Stewart and Sarah J. Stewart, husband and wife dated January 24, 2018 and recorded on January 30, 2018 of recorded in Instrument Number 201801300009388, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 324 Shepherd Hills Drive, Nashville, TN 37115

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of March, 2025

Charles A. Boyle

Tonya R. Boyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2025, before me personally appeared Charles A. Boyle and Tonya R. Boyle, 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 11th day of March, 2025.

Notary Signature
My commission expires:

My Commission Expires
July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 March 12th, 2025.

Affiant
Date: 3/12/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of March, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK