# Warranty Deed

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| Karen Johnson Davidson County<br>Batch # 1247753 DEEDWARR<br>03/19/2025 08 47 57 AM 2 pgs<br>Fees $13 00 Taxes $7,770 00<br>20250319-0019333 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $2,100,000 00<br>Affiant<br>Subscribed and sworn to before me, this the 12th day of March, 2025.<br>Notary Public<br>My commission expires: 05-08-2028 |

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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| Return to:<br>Rudy Title and Escrow, LLC<br>2012 21st Avenue South<br>Nashville, TN 37212<br>FILE #: MJ-P-25-4431 | THIS INSTRUMENT WAS PREPARED BY<br>WAGON WHEEL TITLE<br>204 SOUTH 11TH STREET<br>NASHVILLE, TN 37206<br>615.650.5100 | |
| Address of New Owner(s) as follows:<br><br>David Eric Boyle and Lisa Kaas Boyle, Trustees of The David and Lisa Boyle Family Trust dated July 3, 2008 | Send Tax Bills To:<br><br>New Owner(s) | Map/Parcel Numbers:<br><br>130-16-0-002.00 |
| 4431 Alcott Drive | | |
| Nashville, TN 37215 | | |

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, **MICHELLE R. NOWELL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ERIC BOYLE AND LISA KAAS BOYLE, TRUSTEES OF THE DAVID AND LISA BOYLE FAMILY TRUST DATED JULY 3, 2008**, 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 24 on the Plan of Hycrest Acres III, of record in Plat Book 2331, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 24 fronts 238.48 feet on the Westerly side of Alcott Drive and extends back 241.9 feet on the Northerly line and 237 feet on the Southerly line to a dead line, measuring 118 feet thereon.

Being the same property conveyed to Willis C Nowell, Jr. and Michelle R. Nowell, husband and wife by Warranty Deed from Cook Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160927-0101875 Register's Office for Davidson County, Tennessee, dated September 22, 2016 and recorded on September 27, 2016.

Being the same property conveyed to Michelle R. Nowell by Quitclaim Deed from Willis C. Nowell, Jr. of record in Instrument No. 20240418-0027876 Register's Office for Davidson County, Tennessee, dated April 17, 2024 and recorded on April 18, 2024

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 4431 Alcott Drive, Nashville, TN 37215, 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 12th day of March, 2025.

Michelle R. Nowell

**Michelle R. Nowell**

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 Michelle R. Nowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON