WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

B-KW-25-428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Katherine Dozier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Katherine L. Dozier	**JPMorgan Chase Bank, N.A.**	
(NAME)	(NAME)	**095 11 0 065 00**
428 Adair Rd	**3415 Vision Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Columbus, OH 43219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF BARBARA LYNN BOYCE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE L. DOZIER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 83 on the Plan of CLOVERDALE, SECTION II & REVISION OF LOTS 21 & 22, SECTION I, of record in Plat Book 2133, Page 58, in the Register's Office of Davidson County, to which reference is made for a more complete description

Being the same property conveyed to Barbara L Boyce, unmarried, by Warranty Deed from Catherine Marie Stoltz, unmarried, of record in Book 9332, Page 725, in the Register's Office of Davidson County, Tennessee, dated April 29, 1994 and recorded on May 03, 1994 The said Barbara L Boyce died on July 17, 2024 Pursuant to her Last Will and Testament admitted for probate by Order entered November 11, 2024, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, subject property was made a part of the probate estate Letters Testamentary having issued appointing Karen Lea Crank Ellis as Executrix with full power to convey real property

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cloverdale, Section II & Revision Lots 21 & 22, Section I, as recorded in Plat Book 2133, Page(s) 58
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **428 Adair Rd, Nashville, Tennessee 37214**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 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(S), 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

Karen Johnson
Batch # 1254767
04/01/2025 11 29 17 AM
Fees $13 00 Taxes $1,184 00

Davidson County
DEEDWARR
2 pgs

20250401-0024592

Witness my/our hand(s) this the 28th DAY OF MARCH, 2025

The Estate of Barbara Lynn Boyce

BY: _____
Karen Lea Crank Ellis
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN LEA CRANK ELLIS, EXECUTRIX of the THE ESTATE OF BARBARA LYNN BOYCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of March, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212