Karen Johnson Davidson County
Batch# 1263227 DEEDWARR
04/22/2025 03:25:30 PM 5 pgs
Fees: $28.00 Taxes: $370.00
20250422-0030892

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Actual consideration or value, whichever is greater is $100,000.00.

B.B

Affiant

Subscribed and sworn before me this the 21st day of April, 2025.

Amanda Nestinger

Notary Public
My commission expires: 5/17/28

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ray Fisher and Kristina Fisher 3 Twin Ln NW Winter Haven, FL 33881	Current Owner	020-00-0 067.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN BOADO AND ZINNIA VELEZ-BOADO, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RAY FISHER AND KRISTINA FISHER, husband and wife, hereinafter** called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled Section Three, Jacobs Valley, of record in Instrument No. 20021010-0124310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Boado and Zinnia Velez-Boado, husband and wife, by Warranty deed dated 12/15/2021, from Matthew J. Tremblay, a married man, of record in Instrument No. 20211221-0168407, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1128 Jacobs Court, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 21st day of April, 2025.

NEVADA INDIVIDUAL ACKNOWLEDGMENT
NRS 240.166

State of Nevada
County of Clark } ss.

This instrument was acknowledged before me on April 21, 2025 by
Date

Justin Borda (.)
Name of Signer No. 1

(and

_____.)
Name of Signer No. 2 (if any)

MONIKA CASTRONOVA
Notary Public, State of Nevada
No. 21-4927-01
My Appt. Exp. April 13, 2029

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: April 21, 2025 Number of Pages: 2

Signer(s) Other Than Named Above: —

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Justin Boado

Zinnia Velez-Boado

MONIKA CASTRONOVA
Notary Public, State of Nevada
No. 21-4927-01
My Appt. Exp. April 13, 2029

STATE OF ___Nevada_____

COUNTY OF ___Clark_____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JUSTIN BOADO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2025.

My commission expires: 4/13/29

Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ZINNIA VELEZ-BOADO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2025.

My commission expires:

Notary Public

Justin Boado

Zinnia Velez-Boado

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JUSTIN BOADO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2025.

My commission expires:

Notary Public

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ZINNIA VELEZ-BOADO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2025.

My commission expires: 4/18/26

Notary Public

SHELLEY ANN GAISFORD
Notary Public - California
Orange County
Commission # 2398688
My Comm. Expires Apr 18, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/21/2025.

Affiant Signature

04/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of APRIL, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY