Karen Johnson Davidson County
Batch# 1270385 DEEDWARR
05/08/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,777.85
20250508-0035995

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1158

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of May, 2025

Notary Public

Commission Expires: 9/13/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adeboye Ayotunde Akolade and Ashley Akolade 6208 Henry Ford Drive Nashville, TN 37209	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	090-16-0-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sharon Boyd, Trustee of The Boyd Family Irrevocable Trust dated December 21, 2018

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adeboye Ayotunde Akolade and Ashley Akolade, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 210 on the Plan of Charlotte Park, Section III, of record in Book 2663, Page 70, Register's Office for said County.

Said Lot No. 210 fronts 64 feet on the easterly margin of Henry Ford Drive and extends back 212 feet on the southerly line and 193.8 feet on the northerly line to a broken line in the rear measuring 140 feet thereon.

Being the same property conveyed to Mary Frances Boyd by Warranty Deed from Terry W. Woodall, By and Through Gina Ramona Krantz, Attorney in Fact of record in Instrument No. 20120523-0044566 Register's Office for Davidson County, Tennessee, dated May 18, 2012 and recorded on May 23, 2012.

Being the same property conveyed to Mary Frances Boyd, Trustee, or any successor Trustee, of the Fran Boyd Trust dated June 11, 2008 by Quitclaim Deed from Mary Frances Boyd of record in Instrument No. 20180223-0017155 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on February 23, 2018.

Being the same property conveyed to Sharon Boyd, Trustee of The Boyd Family Irrevocable Trust dated December 21, 2018 by Quitclaim Deed from Mary Frances Boyd, Trustee, or any successor Trustee, of the Fran Boyd Trust dated June 11, 2008 of record in Instrument No. 20190211-0012839 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on February 11, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6208 Henry Ford Drive, Nashville, TN 37209

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 1st day of May, 2025.

The Boyd Family Irrevocable Trust dated December 21, 2018

By: _____ TTEE
Sharon Boyd, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2025, before me personally appeared Sharon Boyd, Trustee of The Boyd Family Irrevocable Trust dated December 21, 2018, 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 1st day of May, 2025.

_____
Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 true and exact copy of the original document executed and authenticated according to law on May 1st 2025.

Affiant Signature – Joshua A. Terry

May 6th 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 6th 2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27