WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1279935 DEEDWARR
05/30/2025 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250530-0042689

File #25-TC-8032-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William John Best and Allyson Michelle Best	**NEW OWNER**	
(NAME)	(NAME)	**126 15 0A 224.00**
8032 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

JASON NASH AND MINDY NASH, TRUSTEES OF THE GASTON NASH FAMILY TRUST DATED SEPTEMBER 26, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM JOHN BEST AND ALLYSON MICHELLE BEST, HUSBAND AND WIFE,

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. 202 on the Plan of BOONE TRACE AT BILTMORE, SECTION FIVE, of record in Instrument No. 20000622-0062086, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mindy M. Gaston, unmarried by Warranty Deed from Jamie Anderson and Jennifer Anderson, husband and wife, of record in Instrument No. 20091005-0092447, in the Register's Office of Davidson County, Tennessee, dated October 1, 2009 and recorded on October 5, 2009.

Being the same conveyed to Jason Nash and Mindy Nash, husband and wife, by Quitclaim Deed from Mindy M. Gaston, unmarried, nka Mindy Gaston Nash, married, of record in Instrument No. 20241003-0076625, in the Register's Office of Davidson County, Tennessee, dated September 26, 2024 and recorded on October 3, 2024.

Being the same property conveyed to Jason Nash and Mindy Nash, Trustees of The Gaston Nash Family Trust dated September 26, 2024, by Quitclaim Deed from Jason Nash and Mindy Nash, husband and wife, of record in Instrument No. 20241008-0077951, in the Register's Office of Davidson County, Tennessee, dated October 7, 2024 and recorded on October 8, 2024.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOONE TRACE AT BILTMORE, SECTION FIVE, as recorded in Instrument No. 20000622-0062086.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY MASTER PLAT BOONE FARM AT BILTMORE, as recorded in Book 6900, Page 470.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312; as re-recorded in Book 9735, Page 931; as amended in Book 10032, Page 813, as supplemented in Book 10306, Page 817, Book 11455, Page 443, Instrument Nos. 20000126-0008529, 20001211-0121618 and 20011119-0126832; and Instrument No. 20010717-0075902.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
* Charter for Boone Trace Homeowners' Association recorded as Book 9607, Page 534.
* Common Open Space Deed recorded as Instrument No. 20011119-0126831.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 8032 Boone Trace, Nashville, TN 37221.

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.

Witness my/our hand(s) this the 29th day of May, 2025.

The Gaston Nash Family Trust dated September 26, 2024

By:_____
Jason Nash, Trustee

By:_____
Mindy Nash, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jason Nash and Mindy Nash with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of The Gaston Nash Family Trust dated September 26, 2024, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 29th day of May, 2025.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of May, 2025.

Affiant Signature
Date 5/29/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027