Karen Johnson Davidson County
Batch# 1284587 DEEDWARR
06/16/2025 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250616-0046595

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF **JUNE, 2025**.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. SADLER, JR.	James L Sadler, JR	**073-16-0A-210.00**
(NAME) **210 CUMBERLAND TRACE**	(NAME) 210 Cumberland Trace	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SCOTT BOYD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. SADLER, JR., SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 210, on the Plan of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to Scott Boyd, a single man, from Casey M. Woods, an unmarried woman, by warranty deed dated March 19, 2021, of record in Instrument No. 20210319-0036919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 5200, page 724; Master Deed of record in Book 6218, page 528, and amended in Instrument No. 20090825-0080066, Instrument No. 20151103-0112087, and Instrument No. 20151110-0114516; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050098; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my hand this 11 day of June, 2025.

SCOTT BOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SCOTT BOYD**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of June, 2025.

My Commission Expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Charlotte Rocher *(custodian's name)*, 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 June 11, 2025 *(date of document)*.

Charlotte Rocher — June 13, 2025

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 13th day of June, 2025.

Robin Harrison

Notary Public

MY COMMISSION EXPIRES: 8/19/2028

ROBIN HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY