Karen Johnson Davidson County
Batch# 1289360 DEEDWARR
06/24/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250624-0049809

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00

Ameeka Jones
Affiant

Subscribed and sworn to before me, this 20th day of June, 2025.

Notary Public
My Commission Expires: 05/16/29

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Hunter Ryan Heflin and Lucy Kirkwood Gibson 6384 Alamo Place Nashville, TN 37209	New Owners	Tax Parcel ID No. 090-12-4K-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Boyd and Nicole Boyd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter Ryan Heflin and Lucy Kirkwood Gibson, husband and wife** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 561B on the Plan of The Homes at 561 Croley Drive , a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210910-0121428, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Boyd and wife, Nicole Boyd, husband and wife by Warranty Deed from Gary L. Clouse, Jr. and wife, Tracy L. Clouse of record in Instrument No. 20210518-0067229 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021. Also see Scrivener's Affidavit of record in Instrument Number 20211014-0138302, said Register's Office.

This is improved property commonly known as: **6384 Alamo Place, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2025.

Joshua Boyd

Nicole Boyd

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 20th day of June 2025.

JENNIFER S. GHARIEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

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

I, Tiena Staggs, 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, 20th, 2025.

Custodian's Signature

6/23/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 06/16/2029

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY