Karen Johnson Davidson County
Batch# 1293096 DEEDWARR
07/02/2025 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250702-0052400

Warranty Deed

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2025. Notary Public My commission expires: 10-21-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel A. Lavery and Michelle D. Lynch	New Owner	082-16-0-358.00
928 Boscobel Street	1 CRAVEN LN #6121	
Nashville, TN 37206	LAWRENCEVILLE, NJ 08648	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EMILY BURROWS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL A. LAVERY, AN UNMARRIED MAN, AND MICHELLE D. LYNCH, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 123 on the plan of Barrow's (erroneously shown as Barron's on prior deeds) Addition to Edgefield, of record in Plan Book 1, Page 13, Chancery Court, Nashville, and part of an unnumbered lot on the plan of Totten's Addition to Edgefield, as of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Boscobel Street, 130 feet West of the Westerly margin of South 10th Street; thence with the Southerly margin of Boscobel Street, Westwardly 50 feet; thence at right angles, Southwardly 175 feet to the Northerly margin of an alley; thence with said alley; Eastwardly 50 feet; thence Northwardly 175 feet to the beginning.

Being the same property conveyed to Emily Burrows, a single person by Warranty Deed from Chad N. Erickson, an unmarried man of record in Instrument No. 20140625-0055491 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 25, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 928 Boscobel Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2025.

Emily Burrows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily Burrows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2025.

Notary Public

My Commission Expires: 6.30.25
1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Certificate of Authenticity

I, A. Scott Hubbard, 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 30 2025.

Date

A. Scott Hubbard

Affiant Signature

7-2-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of July, 2025.

Anna N. Dolan

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)