Karen Johnson Davidson County
Batch# 1302747 DEEDWARR
07/28/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250728-0059173

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250651201** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.<br>Lauren Coats<br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of July, 2025.<br><br>April Sumrud<br>Notary Public<br>My Commission Expires: 12-19-2028 |

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Blake Boerger and Ashley Boerger<br>1004 Summerview Court<br>Nashville TN 37221 | Guild Mortgage Company, LLC<br>5887 Copley Drive, 1st Floor<br>San Diego, CA 92111 | Tax Parcel ID No.<br>141-07-0B-167.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caralynn Li and Nicholas Brown, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Blake Boerger and Ashley Boerger, husband and wife**, ("Grantees"), their 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 Lot(s) 172, as shown on the map entitled Somerset Farms Section 4, Phase 4, of record in Plat Book 9700, page 658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARALYNN LI AND NICHOLAS BROWN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from RALPH LIVINGWAY AND WIFE, LINDA LIVINGWAY, of record in Instrument No. 20230524-0039066, dated May 22, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 141-07-0B-167.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 658, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8556, page 11 and Supplement in Book 11433, page 936, said Register's Office.

This is improved property located at 1004 Summerview Court Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 21st day of July, 2025.

Caralynn Li

Caralynn Li

Nicholas Brown

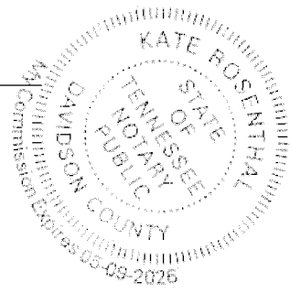
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caralynn Li and Nicholas Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2025.

Notary Public

My Commission Expires: _____



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 July 21. 2025.

Affiant Signature

25th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

