This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $480,000.00.

Affiant

Subscribed and sworn before me this the 15th day of August, 2025.

Notary Public
My commission expires: 9.21.26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1311619 DEEDWARR
08/19/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250819-0066099

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Katharine Brooks Boone	CMG Mortgage, Inc. dba CMG Home Loans	073-13-0 020.00
1810 Rosebank Ave Nashville, TN 37216	3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN W. BOONE, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATHARINE BROOKS BOONE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Henderson Gardens, Section I, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John W. Boone, married, by Warranty Deed from Gary Richard Hyder, Trustee of Myrtle Imogean Scott Revocable Living Trust, dated 03/06/2020 and recorded 03/09/2020 in Instrument No. 20200309-0025950, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1810 Rosebank Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of August, 2025.

John W. Boone

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John W. Boone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2025.

My commission expires:

My Commission Expires July 25, 2026

Notary Public

DONALD KEITH THRASHER NOTARY PUBLIC ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-14-25.

Affiant Signature

8-19-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY