Karen Johnson
Batch # 1318118
09/04/2025 11 16 40 AM
Fees $18 00 Taxes $1,646 50
Davidson County
DEEDWARR
3 pgs
20250904-0070690

Warranty Deed

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $445,000 00 Affiant Subscribed and sworn to before me, this the 2nd day of September, 2025 Notary Public My commission expires 03/09/2027

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
Kaylynn Jade Properties LLC	New Owner(s)	072-02-0A-005 00-CO
810 Southwest Salerno Road		
Stuart, FL 34997		

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, **DANIEL CARSON BOATMAN AND JULANA JACQUELINE BOATMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYLYNN JADE PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows·

Being Unit Number 204, by Declaration establishing Inglewood Lofts Condominiums, of record in Instrument No. 20200527-0054291 and first amendment recorded in Instrument Number 20210211-0019698, register of Deed Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description

Being the same property conveyed to Colleen Moring, an unmarried woman by Warranty Deed from Regal Homes Co , a Tennessee Corporation of record in Instrument No 20210430-0058080 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 30, 2021.

Being the same property conveyed to Daniel Carson Boatman and Julana Jacqueline Boatman, husband and wife by Warranty Deed from Collen Moring, an unmarried woman of record in Instrument No 20240229-0013993 Register's Office for Davidson County, Tennessee, dated February 26, 2024 and recorded on February 29, 2024

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.

Return to:
POST RECORDING
RUDY TITLE & ESCROW LLC
608 SHELBY AVENUE
NASHVILLE, TN 37206

The address of the herein described property is believed to be 3303 Gallatin Pike #204, Nashville, TN 37216, 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 2nd day of September, 2025.

Daniel Carson Boatman

Julana Jacqueline Boatman

Julana Jacqueline Boatman

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Carson Boatman and Julana Jacqueline Boatman, 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 25th day of August, 2025.

See CA compliant form attached

TK

Notary Public

My Commission Expires: July 9, 2027

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California }

County of Los Angeles }

On August 25, 2025 before me, Tamara Kagan, a notary public
(Here insert name and title of the officer),

personally appeared Daniel Carson Boatman and Julana Jacqueline Boatman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

TAMARA KAGAN
COMM. #2452742
Notary Public - California
Los Angeles County
My Comm. Expires July 9, 2027

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 09/02/2025

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

www NotaryClasses com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i e ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible Impression must not cover text or lines If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - ❖ Indicate title or type of attached document, number of pages and date
  - ❖ Indicate the capacity claimed by the signer If the claimed capacity is a corporate officer, indicate the title (i e CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple