Return to end

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1321084
09/11/2025 02 44 39 PM
Fees $18 00 Taxes $573 50

Davidson County
DEEDWARR
3 pgs

20250911-0072764

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant Emaline B Brady

Subscribed and sworn to before me, this 11 day of September, 2025.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Beau M Brady Emaline B. Brady	New Owner	131 07 0A 002.00
1213 Lone Oak Road Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles E. Pat Boone, Trustee of Pat Boone Trust dated August 24, 1989, a/k/a The Boone Revocable Living Trust dated August 24, 1989,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Beau M. Brady and Emaline B. Brady, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit.

Being Lot No. 2 on the Plan of the HILLSBOROUGH PLACE, PHASE I, of record in Book 5190, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 75 feet on the Southerly margin of Lone Oak Road and extends 175.12 feet on the Easterly line and 153.67 feet on the Westerly line to a line in the rear measuring 75 feet thereon

Being the same property conveyed to Charles E. Boone and wife, Shirley Boone, by Warranty Deed from James C. McCanless and wife, Barbara Jean Little McCanless, of record in Book 5240, Page 273 in the Register's Office for Davidson County, Tennessee, dated January 4, 1978, and recorded on January 5, 1978. The said Shirley Boone died on January 11, 2019, leaving Charles E. Boone as surviving tenant by the entirety.

Being the same property conveyed to Charles E. Pat Boone, Trustee of Pat Boone Trust, dated August 24, 1989, by Quitclaim Deed from Charles E. Boone, unmarried, of record in Instrument No. 20201223-0152922, in the Register's Office of Davidson County, Tennessee, dated December 11, 2020, and recorded on December 23, 2020

This property is un-improved property known as 1211 Lone Oak Road, Nashville, TN 37215.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 4 day of September, 2025

Pat Boone Trust dated August 24, 1989 a/k/a The Boone Revocable Living Trust dated August 24, 1989

By Charles E. Pat Boone

Charles E. Pat Boone, Trustee

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.

Acknowledgment

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Pat Boone, Trustee of Pat Boone Trust dated August 24, 19889 a/k/a The Boone Revocable Living Trust dated August 24, 1989, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument in his capacity as Trustee and on behalf of said Trust, and that he is authorized to do so for the purposes therein contained

Witness my hand and seal this 4th day of September, 2025.

Notary Public
Commission expiration date: 7/16/2027
(Affix Seal)

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 9 /4 / 2025 before me, Elaine M. Villaver, Notary Public
(insert name and title of the officer)

personally appeared CHARLES E PAT BOONE,
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/the~~ir 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.

ELAINE M. VILLAVER
Notary Public - California
Los Angeles County
Commission # 2450702
My Comm. Expires Jul 16, 2027

Signature _____ **(Seal)**