WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328415 DEEDWARR
09/30/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250930-0077738

File #25-TL-7913-O

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 12-19-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Logan and Natalie Logan	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
7913 Boone Trace	408 Highway 76	**126 15 0A 060.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SHERRIE W. NICHOLSON, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RYAN LOGAN AND NATALIE LOGAN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, to wit:

Being Lot No. 272, on the Plan of RESUBDIVISION OF LOT 272 AND LOT 273, PHASE ONE, BOONE TRACE AT BILTMORE, of record in Plat Book 8250, Page 655, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sherrie W. Nicholson, by Warranty Deed from David C. Schneider and wife, Diana L. Schneider, of record in Instrument No. 20090220-0015028, in the Register's Office of Davidson County, Tennessee, dated February 11, 2009, and recorded on February 20, 2009.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of RESUBDIVISION OF LOT 272 AND LOT 273, PHASE ONE, BOONE TRACE AT BILTMORE, as recorded in Plat Book 8250, Page(s) 655 and Revising the Plat Book 7900, Page 667.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, and Re-recorded in Book 9735, Page 931, and amended in Book 10032, Page 813, and Supplemented in Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618; Instrument No. 20010717-0075902 and Supplemented in Instrument No. 20011119-0126832.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
* Easement for Right of Entry, recorded in Book 9665, Page 420.
* Charter for Boone Trace Homeowners' Association recorded in Book 9607, Page 534.
* Common Open Space Deed recorded as Instrument No. 20011119-0126831.)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 7913 Boone Trace, Nashville, TN 37221.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 26th day of September, 2025.

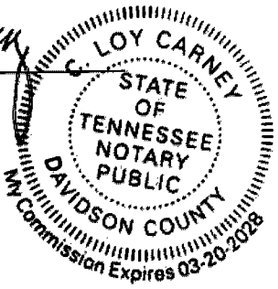
Sherrie W. Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2025, before me personally appeared Sherrie W. Nicholson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
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 September 26, 2025.

Affiant Signature

30th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028