THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17049-BW	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00. Joslyn Springer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2025 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON LORI C. WARREN MY COMM. EXPIRES JUNE 14, 2025

Karen Johnson Davidson County
Batch# 1333720 DEEDWARR
10/14/2025 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20251014-0081841

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Leigh Boggs and Blake Boggs	New Haven Mortgage, Inc	
5037 Timberhill Drive	1272 Dow Street, Ste B	146-12-0-017.00
Nashville, TN 37211	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert B. Harper**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Leigh Boggs and Blake Boggs, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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 to wit:

Being Lot No 363 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, page 91, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Oscar G. Harper and wife Ruth Alice Harper by Warranty Deed from Central Mortgage Company, a Tennessee Corporation of record in Book 2333, page 593, Register's Office for Davidson County, Tennessee, dated November 24, 1954 and recorded on November 29, 1954.

Oscar G. Harper died on or about February 27, 1984. Ruth Alice Harper died on or about January 17, 2018.

Affidavit of Heirship recorded in Instrument No. 20180615-0057673 in aforementioned Register's Office.

Being the same property conveyed to Robert B. Harper and Mark W. Harper, as joint tenants with right of survivorship by Quit Claim Deed from Robert B. Harper and Mark W. Harper, as joint tenants in common by inheritance of record in Instrument No. 20180628-0062270 Register's Office for Davidson County, Tennessee, dated June 1, 2018 and recorded on June 28, 2018.

Mark W. Harper having since died on or about May 18, 2025, and his interest passed to Robert B. Harper by right of survivorship. See Affidavit of Heirship of record in Instrument No. 202510140081840_, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5037 Timberhill Drive, Nashville, TN 37211**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 13 day of OCTOBER, 2025.

Robert B. Harper

Robert B. Harper

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert B. Harper,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of October, 2025.

My Commission expires: 6/12/29

Omara Harris

Notary Public

OMARA HARRIS
NOTARY
EXPIRES
GEORGIA
JUNE 12 2029
PUBLIC
FULTON COUNTY

Certificate of Authenticity

for Electronically Filed Document

I, W. Aaron Fortner, 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 10/14/2025 (date of document).

Date: 10/14/2025

Affiant Signature

State of Tennessee)

)

County of Williamson)

Sworn to and subscribed before me this 14th day of October, 2025.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____