Karen Johnson Davidson County
Batch# 1356678 DEEDWARR
12/11/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $5,809.00
20251211-0098529

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,570,000.00. Affiant Subscribed and sworn to before me, this the 5th day of December, 2025. Carmen Coats Notary Public My commission expires: 3/3/26

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:
Swathi Seshadri and Mrudul Sharma	GUILD MORTGAGE CO.	052-09-0-032.00
4112 Saunders Avenue	5887 COPLEY DR, STE 400	
Nashville, TN 37216	SAN DIEGO, CA 92111	

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, **TROY J. VILLAGER AND JACK W. BOONE, TRUSTEES OF THE BOONE-VILLAGER JOINT REVOCABLE TRUST DATED OCTOBER 4, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SWATHI SESHADRI AND MRUDUL SHARMA, HUSBAND AND WIFE,** 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:

Being Lot No. 1 on the map of Montague Falls, Chas. U. Coggin's subdivision of part of Tract No. 18 in the Plan of Montague as of record in Book 421, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and being more particularly described as follows:

Beginning at a point in the Easterly margin of a private driveway, being the Southwesterly corner of Lot No. 2 in said plan; running thence Southerly with the Easterly margin of said private driveway 115 feet to a point in the Northerly margin of a five foot strip of land between said driveway and the Northerly margin of East Palestine Blvd.; thence Southerly 5 feet to a point in the Northerly margin of East Palestine Blvd.; thence Easterly with the Northerly margin of East Palestine Blvd. 320 feet, more or less, to the low water mark of the Cumberland River; thence up said river, with the low water mark 120 feet; thence Westerly with the line of said Lot No. 2 in said plan 320 feet, more or less, to the beginning

Being the same property conveyed to Jack W. Boone and Troy J. Villager, married to each other as tenants in common with right of survivorship by Warranty Deed from Gordon L. Robison and Michael S. Burchfiel, married to each other of record in Instrument No. 20190408-0031880 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 08, 2019.

Being the same property conveyed to Troy J. Villager and Jack W. Boone, Co-Trustees of the Boone-Villager Joint Revocable Trust, created October 4, 2023 by Quitclaim Deed from Jack W. Boone and Troy J. Villager of record in Instrument No. 20231219-0097550 Register's Office for Davidson County, Tennessee, dated December 11, 2023 and recorded on December 19, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1029 Falls Avenue, Madison, TN 37115, 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 5th day of December, 2025.

Boone-Villager Joint Revocable Trust dated October 4, 2023

By: _____
Troy J. Villager, Trustee

By: _____
Jack W. Boone, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Troy J. Villager and Jack W. Boone, Trustees of the Boone-Villager Joint Revocable Trust dated October 4, 2023, 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 1st day of December, 2025.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/08/2028
DAVIDSON COUNTY

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 December 5. 2025.

Affiant Signature

10th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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