Karen Johnson Davidson County
Batch# 1369569 DEEDWARR
01/14/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,874.05
20260114-0003315

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wilson Boyette and Samantha Boyette and Amy Keel and Donald Keel	Wilson Boyette and Samantha Boyette and Amy Keel and Donald Keel	118-09-0-265.00
(NAME)	(NAME)	
1107 B Clifton Ave #B	1107 B Clifton Ave #B	
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Six Thousand Five Hundred And No/100 Dollars ($506,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA SOMERVILLE AND SPOUSE DAVID TAYLOR,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON WILSON BOYETTE AND SAMANTHA BOYETTE, HUSBAND AND WIFE AND AMY KEEL AND DONALD KEEL, HUSBAND AND WIFE, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3B on the Plan of Zone Lot Subdivision, Lot Three of the Revised Resubdivision of Lots 15 and 16 Noelton of record in Plat Book 6200, Page 486, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura A. Somerville, an unmarried woman by Warranty deed from Michelle E. Mahoney, a single woman of record in Instrument No. 20141217-0115315 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 17, 2014.

David Taylor joins in this conveyance to relinquish all right, title and interest, marital or otherwise.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1107 B Clifton Ave #B, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10 day of January, 2026.

Laura Somerville

David Taylor

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~WILLIAMSON~~ HORRY

On this 10TH day of JANUARY, 20 26, before me personally appeared Laura Somerville and David Taylor, 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 (or person's) free act and deed.

Notary Public

Printed Name: CHERYL M. CAIL

My Commission Expires: 09/15/2027

CHERYL M CAIL
MY COMMISSION EXPIRES SEPTEMBER 15, 2027
NOTARY PUBLIC
SOUTH CAROLINA

True Copy Certification

I, Yvette Meldrum, 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 January 10, 2026.

Affiant Signature

1/10/26, ~~2026~~

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10TH of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY