Prepared By:
~~RECORD AND RETURN~~ TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-36261-25

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

**WARRANTY DEED**

Karen Johnson
Batch # 1370854
01/16/2026 10:47:51 AM
Fees: $13.00 Taxes: $1,202.50

Davidson County
**DEEDWARR**
2 pgs

20260116-0004045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of JANUARY, 2026

NOTARY PUBLIC

My commission expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shelby Humes<br>2404 Woodberry Dr.<br>Nashville, TN 37214 | Same address as new owner | 095-11-0-051.00 CO |

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CONNIE LYNN BOULDIN** and **WILLIAM GARY ADAMS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHELBY HUMES, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), their heirs and assigns forever, that 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 Number 37 on the Plan of Merry Oaks, Section 2, of record in Book 2133, page 8, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 37 fronts 131 feet on the northerly side of McFarland Road, formerly Woodberry Drive, and extends back 119.8 feet on the westerly line and 131.9 feet on the easterly line to a dead line, measuring 131 feet thereon.

Being the same property conveyed to William Gary Adams and Connie Lynn Bouldin, as tenants in common with rights of survivorship from Connie Lynn Bouldin and Dorothy Ann Boaz Adams, by Quitclaim Deed dated January 6th, 2026 and recorded January 7th, 2026, in Instrument Number 20260107-0001350, in Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Connie Lynn Bouldin from Dorothy Ann Boaz Adams, being the sole surviving heir of Pearl Groce Boaz, retaining a life estate, by Quitclaim Deed dated September 25, 2003, and recorded September 29, 2003, in Instrument Number 20030929-0143316, said Register's Office. Reference is made to an Affidavit of Heirship of record in Instrument Number 20031231-0184548, said Register's Office.

Being the same property conveyed to Horace W. Boaz and wife, Pearl Groce Boaz from Billy M. Henson and wife, Ellen S. Henson by Warranty Deed dated April 27, 1961, and recorded May 3, 1961, in Book 3222, Page 69, said Register's Office.

The said Horace W. Boaz, also known as Horace William Boaz, died February 2, 1967.
The said Pearl Groce Boaz, also known as Pearl Eva Groce Boaz, died October 12, 1999.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2404 Woodberry Drive, Nashville, TN 37214

***George C. Bouldin, spouse of Connie Lynn Bouldin, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.***

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of January, 2026

GRANTOR(S)

Connie Lynn Bouldin

George C. Bouldin

William Gary Adams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Connie Lynn Bouldin, George C. Bouldin and William Gary Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of JANUARY, 2026.

Notary Public

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029