Karen Johnson Davidson County
Batch# 1395549 DEEDWARR
03/20/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260320-0022519

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of March, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 11-25-2028

2026-03-3870

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Madeline DeCuyper, Trustee 3710 Westwood Drive Nashville, TN 37205	NEW OWNER	Map/Parcel 091-10-0V-004.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura A. Boyd, formerly Laura A. Lavery, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Madeline DeCuyper, Trustee of the Family Trust created under the F. A. DeCuyper Living Trust Agreement dated December 16, 1996,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180806-0077219, as amended at Instrument No. 20180808-0078139, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura A. Lavery by Warranty Deed from Woodland Street Partners LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191126-0122494 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on November 26, 2019. Laura A. Lavery and Laura A. Boyd are one and the same.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6006 Sterling Street, Nashville, TN 37209.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Dalton Tyler Boyd, husband of Laura A. Boyd, joins in the execution of this instrument to convey all right, title and interest he may have in the subject property by virtue of his marriage to Laura A. Boyd.

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.

Effective the 18th day March, 2026.

Laura A. Boyd

Dalton Tyler Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of March, 2026, before me personally appeared Laura A. Boyd and Dalton Tyler Boyd, 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 18th day of March, 2026.

Notary Signature
My commission expires: 7.17.28

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/18/26.

Date

Affiant Signature

3/18/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of March, 26.

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

