Mail

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353690

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $339,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2026.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2029

Karen Johnson
Batch # 1401725
04/06/2026 10:56:37 AM
Fees: $13.00 Taxes: $1,254.30

Davidson County
DEEDWARR
2 pgs

20260406-0027207

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randy Bouldin and Mary Emily Bouldin 1926 Scarlett Dr Murfreesboro, TN 37130	New Owner	Tax Parcel ID No. 117-11-0J-103.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew P. Simmons, Executor of The Estate of Joan P. Simmons a/k/a Joan Peyton Simmons** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randy Bouldin and Mary Emily Bouldin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 103, together with Garage No. A-6, and utility room being depicted on the Horizontal Plat attached as Exhibit "A" to the First Amendment to Master Deed as that certain rectangular space labeled "Utility Room" located adjacent to Unit 103 of the Hillmont Condominiums and consisting of approximately 129 square feet, and together with the appurtenant interest in the common elements of the Hillmont Condominiums, A Horizontal Property Regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended by First Amendment to Master Deed of record in Instrument No. 20050404-0036415 and Second Amendment of record in Instrument No. 20050512-0053861, Register' s Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as exhibit C to the aforementioned Master Deed.

Being the same property conveyed to H. CLIFTON SIMMONS III and wife, JOAN P. SIMMONS, by deed from CHARLES KURZ, III, of record in Instrument No. 20051213-0149329, dated December 9, 2015, rerecorded in Instrument No. 20060106-0002399, said Register's Office. H. CLIFTON SIMMONS III having since died on or about January 1, 2019 leaving JOAN P. SIMMONS as surviving tenant by the entirety.

The utility room being conveyed to H. CLIFTON SIMMONS III and wife, JOAN P. SIMMONS by deed from HORIZONS USA, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20060628-0077021, dated June 23, 2006, said Register's Office. H. CLIFTON SIMMONS III having since died on or about January 1, 2019 leaving JOAN P. SIMMONS as surviving tenant by the entirety.

JOAN P. SIMMONS AKA JOAN PEYTON SIMMONS died on or about January 13, 2025. Her Last Will and Testament being filed in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 25P311. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, MATTHEW P. SIMMONS.

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 record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-11-0J-103.00 CO.

Master Deed and By-Laws of The Hillmont Condominium of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office.

Right of Entry Agreement of record in Book 9921, page 620, said Register's Office.

Grant of Easement of record in Instrument No. 20110930-0075711, said Register's Office.

This is improved property located at 2025 Woodmont Boulevard, Unit 103 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2026.

The Estate of Joan Peyton Simmons

By: Matthew P. Simmons, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew P. Simmons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Joan Peyton Simmons, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2026.

Notary Public
My Commission Expires: _____

