Karen Johnson Davidson County
Batch# 1406073 DEEDWARRSP
04/16/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260416-0031125

Special Warranty Deed	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00. Affiant Subscribed and sworn to before me, this the 15th day of April, 2026. Notary Public My commission expires: Sept 5th 2029 (AFFIX SEAL)

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send tax bills to:	Map-Parcel Numbers:
Carl Anthony Neuhoff, Jr. and Cynthia W. Neuhoff 2004 Sunset Hills Terrace Nashville, Tennessee 37215	New Owner	09115031000

For good and valuable consideration, the receipt of which is hereby acknowledged, we,

Michelle Neuhoff Boyd and **Philip Michael Boyd**, a married couple,

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Carl Anthony Neuhoff, Jr. and **Cynthia W. Neuhoff**, a married couple,

hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 703 of Block 32 on the Plan of Charlotte Park Addition to West Nashville of record in Plat Book 57,

Page 103, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michelle Neuhoff Boyd and Philip Michael Boyd, a married couple, by Warranty Deed from Matthew Louis Barry and wife, Elizabeth Ford Barry, dated February 28, 2022, and recorded on March 2, 2022, as Instrument No. 20220302-0023777 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

This is improved property, known as **4802 Dakota Ave., Nashville, TN 37209.**

To have and to hold the said tract or parcel of land together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs, successors, and assigns in fee simple forever. Grantor covenants that they are lawfully seized and possessed of said land in fee simple; that they have a good right to sell and convey the same; that the same is unencumbered, unless otherwise herein set out; and Grantor does hereby covenant with Grantee that title to the said tract or parcel of land Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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 15th day of **April, 2026.**

Michelle Neuhoff Boyd
Michelle Neuhoff Boyd

Philip Michael Boyd
Philip Michael Boyd

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public of said County and State, personally appeared **Michelle Neuhoff Boyd** and **Philip Michael Boyd**, with whom I am personally acquainted or whose identities were proven to me with satisfactory evidence, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of **April, 2026.**

Jessica D. Puckett
Notary Public

My commission expires: Sept 3rd 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 April 15, 2026.

Mike Boyd
Date: April 16, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of April, 2026.

Notary Public
My commission expires: Sept 3rd 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY