Karen Johnson Davidson County
Batch# 1406073 DEEDWARRSP
04/16/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260416-0031126

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 3rd, 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:
Michelle Neuhoff Boyd and Philip Michael Boyd 219 Burlington Pl., Nashville, Tennessee 37215	New Owner	117090C02900CO

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

Cynthia W. Neuhoff, a married woman,

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

Michelle Neuhoff Boyd and **Philip Michael Boyd**, 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. 29 on the Plan of Burlington, a Planned Unit Development, of record in Book 5200, Pages 403, 404, 405, and 406, and

amended in Instrument No. 20021126-0146561, 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 Cynthia W. Neuhoff by Quitclaim Deed of record as Instrument Number 20041018-0124586, said Register's Office.

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

This is improved property, known as **219 Burlington Pl., Nashville, TN 37215**.

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, their heirs, successors, and assigns in fee simple forever. Grantor covenants that she is lawfully seized and possessed of said land in fee simple; that she has 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 my hand this 15 day of **April, 2026.**

Cynthia W. Neuhoff

Cynthia W. Neuhoff

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public of said County and State, personally appeared **Cynthia W. Neuhoff,** with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that she 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 5th 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