Karen Johnson Davidson County
Batch# 1415183 DEEDWARR
05/04/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20260504-0039401

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1347

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Justin Lipscomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1 day of May 2026

Notary Public

Commission Expires: 7-3-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Lipscomb 3405 Old Anderson Road #231 Antioch, TN 37013	New Owner	136150A06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeffrey Clement Boyd, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Lipscomb, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 66 on the Plan of First Revision To Phase 2, Watercrest Townhomes, A Horizontal Property Regime, as of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Judy Hurst and James E. Hurst, wife and husband to Jeffrey Clement Boyd, an unmarried man, recorded August 8, 2022, as Instrument No. 20220808-0089972 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3405 Old Anderson Road #231, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Dated this the 30th day of April, 2026.

Jeffrey Clement Boyd

STATE OF Louisiana
COUNTY OF Orleans

On this 29th day of April, 2026, before me personally appeared Jeffrey Clement 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 29th day of April, 2026.

Notary Signature
My commission expires: at death

SUSAN MALLAUN - #155359 NOTARY PUBLIC MY COMMISSION IS FOR LIFE PLAQUEMINES PARISH, LA

Certificate of Authenticity

I, Holly A. Mason, 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 May 1, 2026.

Affiant Signature

5/1/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026