Karen Johnson Davidson County
Batch# 1426840 DEEDWARR
06/01/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,030.30
20260601-0048985

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Weimar Giovanni Machado Arroyave and Melissa Leigh Spas	Weimar Giovanni Machado Arroyave and Melissa Leigh Spas	172 13 0A 121.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William F. Boyle and Sheila R. Boyle, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **MELISSA LEIGH SPAS, AND WEIMAR GIOVANNI MACHADO ARROYAVE, WIFE AND HUSBAND** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 409 Waterton Court, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section Two, Williams Grove of record in Book 9700, Pages 902 through 906 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William F. Boyle and Sheila R. Boyle, husband and wife, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, dated January 26, 2001, and recorded February 1, 2001, of record in Instrument No. 20010201-0010035, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Waterton Court, Brentwood, TN 37027.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

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

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 21 day of May, 2026.

William F. Boyle

William F. Boyle

Sheila R. Boyle

Sheila R. Boyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of May, 2026, before me personally appeared William F. Boyle and Sheila R. Boyle, 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 21 day of May **2026.**

Notary Signature
My commission expires:

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2026

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $819,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather Wellband
AFFIANT

Sworn to and subscribed before me this 21 day of May, 2026.

Notary Public
My commission expires: 3/13/30

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 28, 2026.

Date: May 28, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this May 28, 2026.

Notary Public
My Commission Expires: 7/25/26

