Karen Johnson Davidson County
Batch# 1465379 DEEDWARR
08/31/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260831-0080372

WARRANTY DEED

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas L. Van Schaik	New Owner	148050u00200co
(NAME)	(NAME)	
317 Willard Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Boost Renovation Group Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas L. Van Schaik,** married 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:

Land in Davidson county, Tennessee, being Unit A as established by Declaration of Covennats, Conditions and Restrictions for the Cottages at 317 Willard Drive, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(b)), of record in Instrument NO. 20260323-0022761, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being part of the same property conveyed to Boost Renovation Group, Inc., by deed of record in Instrument NO. 20250807-0062689 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 317 Willard Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 25th day of August, 2026.

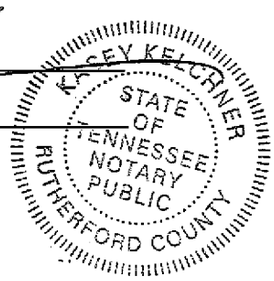
Boost Renovation Group, Inc.

By: _____
Jiyayi Suleyman, Director

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary public in and for ther state of County aforesaid, personally appeared Jiyayi Suleyman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Director of Boost Renovation Group, Inc and that he as such Director executed the foregoing instrument for the purposes there in contained, by signing the name of Boost Renovation Group, Inc by himself as Director.
WITNESS my hand and seal this 25th day of August, 2026.

_____
Notary Public
My Commission Expires: 10/21/2028
File No.: 18176



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8/25/26 (date of document).

Michelle W Kendig
Affiant Signature

8/25/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25TH day of August, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

