Karen Johnson Davidson County
Batch# 1482729 DEEDWARR
10/09/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20261009-0092911

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260955731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2026.

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 5/21/2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cheyanne Magee 2920 Twin Lawn Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 096 14 0 077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey S. Boswell and Michele H. Boswell, both unmarried,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Cheyanne Magee, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 748 on the Plan of CLOVERHILL, SECTION NO. IX of record in Plat Book 2331, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey S. Boswell and Michele H. Boswell, Husband and Wife, by Warranty Deed from Carson Price Echols and Stephanie D. Echols, Husband And Wife, of record in Instrument No. 20170307-0022275, in the Register's Office of Davidson County, Tennessee, dated March 03, 2017 and recorded on March 03, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL, SECTION NO. IX, as recorded in Plat Book 2331, Page(s) 44.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2145, Page 262 and Book 2401,Page 227.

Easement for Shared Driveway, recorded in Book 11059, Page 834.

Joint Driveway Agreement as set forth in instrument recorded in Book 3815, Page 880 and Book 5152, Page 313.

This is improved property located at 2920 Twin Lawn Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2026.

Jeffrey S. Boswell

Michele H. Boswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey S. Boswell and Michele H. Boswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2026.

Notary Public
My Commission Expires: March 5, 2030

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 1st day of October, 2026.

Blake Harris Reynolds
Date: 10/1/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY