This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

Karen Y Johnson Davidson County
Batch# 161915 DEEDWARR
11/16/2018 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20181116-0113109

The actual consideration or value, whichever is greater for this transfer is: $ 170,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of November, 2018

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Troy Boulden
4831 Goodwin Rd.
Antioch, TN 37013-3334
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14816005600

WARRANTY DEED

18NT00634

Effective the 14th day of November, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARLENE OMAN, UNMARRIED AND SUSAN M. ADAMSON, UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TROY BOULDEN, A SINGLE MAN AND RODGER BROWN, A SINGLE MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as beginning at a point in the right-of-way line of the N.C. and St. L Railroad which was the common corner of "Mullin's Land and N.J. Barrett's Land, as of record in Book 1368, Page 9, said Register's Office; thence running along said railroad right-of-way 123 feet to a point which is the northeast corner of the mullin's property, thence in a southerly direction along said Mullin's line 131 feet to a point, thence in a westerly direction 121 feet more or less, to a point which point is the southeast corner of Tract #1, as of record in Book 3253, Page 524, thence in a northerly direction 125 feet, more or less, to the point of beginning,

Being the same property conveyed to Marlene Oman, unmarried and Susan M. Adamson, unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed from Marlene Oman, unmarried, dated 10/31/2009 and recorded 11/15/2009 as Document No. 20091116-0105463, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4831 Goodwin Rd., 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 14th day of November, 2018

Marlene Oman

Marlene Oman

State of Tennessee
County of Knox

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Marlene Oman, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of November, 2018.

Gina R. DeJaynes

Notary Public

My commission expires: 4/27/22



Susan M. Adamson

Susan M. Adamson

State of Tennessee
County of Knox

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Susan M. Adamson, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of November, 2018.

Gina R. DeJaynes

Notary Public

My commission expires: 4/27/22



201811160113109

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/01/2022

Notary's Seal:

