Return to-
#0562-19

Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 307933 DEEDWARR
10/29/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.23
20191029-0110994

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $287,900.00.

Affiant

Subscribed and sworn to before me, this 29 **day of** October, **2019.**

Hannah Kepley
Notary Public
My commission expires: 8-22-21

10-1909-104301

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Donna M. Bostick 6412 Thunderbird Drive Nashville TN 37209	Same	090-16-0-245.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnathan Shaw, unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Donna M. Bostick,** unmarried, hereinafter called the Grantees, their successors 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 Lot No. 535, on the Plan of Charlotte Park, Section Eight (erroneously omitted in prior deed), of record in Book 2900, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnathan Shaw by deed from Dennis Glenn Williams and Tammy Shree Joscelyn and Christopher Ryan Williams, as devisees under the Last Will and Testament of George C. Williams, dated July 21, 2014, recorded July 24, 2014, of record in Instrument No. 20140724-0065789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6412 Thunderbird Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of Oct, 2019.

Johnathan Shaw

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Johnathan Shaw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 28 day of Oct, 2019.

State of Tennessee at Large

My Commission expires: 5/23/22

SHANNON C SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2022

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 4-17-2023

Notary Seal

