NEW OWNER:
HENRIETTE JACOLINE JAMES
2502 Snowbird Hollow Rd
Franklin TN 37064
SEND TAX BILLS TO:
New owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0542

Map & Parcel
150100213.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 385673 DEEDWARR
04/14/2020 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $806.60
20200414-0039028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighteen Thousand and 00/100 Dollars ($218,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEREMY BOST, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HENRIETTE JACOLINE JAMES and ANDRE CHRISTOPHER JAMES, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 38 on the Plan of Jamestown Estates, Section III, as shown on the plat of the same of record in Plat Book 6900, Page 866, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JEREMY BOST, unmarried by Warranty Deed from Meshun Anderson Eady and husband, Kurt H. Eady, dated March 14, 2013, and of record in Instrument No. 20130320-0027598, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3904 TEA GARDEN WAY, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 866, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, ALLYSON BOST, wife of the said JEREMY BOST, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of April, 2020.

JEREMY BOST

ALLYSON BOST

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JEREMY BOST and ALLYSON BOST**, 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 and official seal at office this 10th day of April, 2020.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$218,000.00.**

AFFIANT

Sworn to and subscribed to before me this 10th day of April, 2020.

NOTARY PUBLIC

My commission expires: **June 21, 2022**

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, James Kasey Talbott, 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 according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Leslie Smith , a notary public for this county and state, James Kasey Talbott , 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: **June 21, 2022**

Notary' Seal (if on paper)

