Karen Johnson Davidson County
Batch# 497734 DEEDWARR
10/19/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20201019-0121034

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Amanda Minor
Affiant

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 15th day of October, 2020.

Notary Public
My commission expires: 7-17-22

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jared M. Bosi and Nicole E. Bosi 5205 Byrne Dr. Nashville, TN 37211	Churchill Mortgage Corp. 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	162-05-0-033

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Freeda E. Huff, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jared M. Bosi and Nicole E. Bosi, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 73 on the Plan of Southwood, of record in Plat Book 2663 Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Freeda E. Huff by deed from David Phillip Canas and wife, Elizabeth J. Canas of record in Instrument No. 20000602-0054905, Register's Office for Davidson County, Tennessee, and dated May 30, 2000.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Southwood of record in Plat Book 2663 Pages 125 & 126 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5202 Byrne Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of October, 2020.

Freeda E. Huff

Freeda E. Huff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2020, before me personally appeared Freeda E. Huff, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of October, 2020.

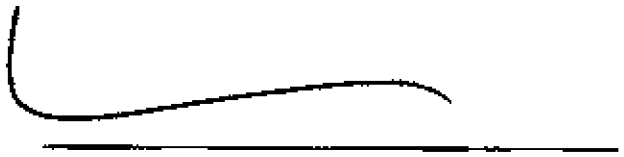
Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202010190121034

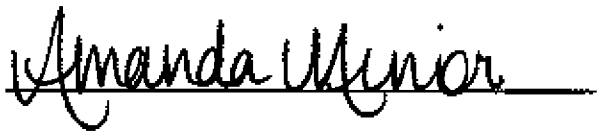
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

