WARRANTY DEED

HELEN P DEAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Jessica Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, _LC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Alexis Marie Statum	NEW OWNER	52-4-60
(NAME)	(NAME)	
209 Manzano Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210419

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark Randall Bomar**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alexis Marie Statum, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot 18 on the plan of Arrowhead Estates, Section One, Lot No. 18 of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Mark Randall Bomar and wife, Joyce R. Bomar by Warranty Deed from Jack Driver and Sons, Inc. dated July 28, 1977 and filed of record in Book 5178, page 5, Register's Office for Davidson County, Tennessee. Joyce R. Bomar having since died leaving Mark Randall Bomar as surviving tenant by the entirety.

Rachel Jerrell executes this instrument pursuant to Power of Attorney of record in Instrument Number 20190815-0081559.

Unimproved ☐

This is improved ☒ property, known as 209 Manzano Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized 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; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Karen Johnson Davidson County
Batch# 602191 **DEEDWARR**
03/29/2021 10:20:35 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20210329-0040656

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of March, 2021

X Mark Randall Bomar by Rachel Jerrell As Attorney-In-Fact

Mark Randall Bomar by Rachel Jerrell,
Attorney-in-Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Rachel Jerrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Randall Bomar, and who acknowledged that she executed the same as the free act and deed of Mark Randall Bomar.

Witness my hand, at office, this 24th of March, 2021.

Notary Public
My Commission Expires: 3/22/22

HELEN P DEAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 3/22/22