

This Instrument Prepared By and Returned To:

Concord Title
664 Sango Road
Clarksville, TN 37043
File No. C20215066

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$395,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of June, 2021.

Notary Public
My Commission Expires: 05-05-25

WARRANTY DEED

THIS INDENTURE, made this 10th day of June, 2021, among:

MARK O. BOSLER, JR. AND EMILY ANN BOSLER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 656777 **DEEDWARR**
06/15/2021 10:16:30 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210615-0080325

AND

DAVID JONES AND KAILIN JONES

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1B on the Plan of Hargrove Subdivision of record in Plat Book 6050, Page 317, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark O. Bosler, Jr and Emily Ann Bosler, husband and wife by Warranty deed from Larry W. Coppock and wife, Diane Coppock of record in Instrument No. 20200127-0009297 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on January 27, 2020.

Being also known as 8465 Coopertown Rd Joelton, Tennessee 37080.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Emily Ann Bosler

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mark O. Bosler, Jr. and Emily Ann Bosler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 2021.

Notary Public
My Commission Expires: 7/17/24

ERIC SCOTT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Mark O. Bosler, Jr. by Emily Ann Bosler

Mark O. Bosler, Jr. by Emily Ann Bosler, His Attorney in Fact

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Emily Ann Bosler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that **Emily Ann Bosler** is the attorney-in-fact of **Mark O. Bosler, Jr.,** the maker of a Special Power of Attorney recorded in Book *____, Page _____, on June 15, 2021, Montgomery County Register of Deeds, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

*20210615-0080324

Witness my hand and official seal this 10th day of June, 2021.

Notary Public
My Commission Expires: 7/17/24

ERIC SCOTT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Owner Name & Property Address:

Name: David Jones and Kailin Jones
Address: 8465 Coopertown Rd
City, State, Zip: Joelton, TN 37080

Responsible Party For Taxes:

Name: David Jones and Kailin Jones
Address: 8465 Coopertown Rd
City, State, Zip: Joelton, TN 37080

Tax ID: 004-00-0-145.00