WARRANTY DEED

File #21247

Karen Johnson Davidson County
Batch# 658688 DEEDWARR
06/17/2021 09:57:01 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20210617-0081835

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-20-24
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2015 Gladstone Avenue	NEW OWNER	-105-16-0-080.00
(NAME) 345 South Jefferson Avenue, Suite 306	(NAME)	
(ADDRESS) Cookeville, TN 38501	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Mark R. Bosler and Linda K. Bosler, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2015 Gladstone Avenue, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTEE, ITS 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 Nos. 123 and 124 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 123 and 124 front 50 feet "each" on the Westerly side of Gladstone Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Edward M. Dodd and wife, Patricia Dodd and Mark R. Bosler and wife, Linda K. Bosler, as joint tenants in common by Warranty deed from William R. Blackwood and T. Carter League of record in Instrument No. 20020708-0081487 Register's Office for Davidson County, Tennessee, dated July 01, 2002 and recorded on July 08, 2002.

Being the same property conveyed to Mark R. Bosler and wife, Linda K. Bosler by Quitclaim deed from Edward M. Dodd and wife, Patricia Dood of record in Instrument No. 20041004-0119204 Register's Office for Davidson County, Tennessee, dated September 29, 2004 and recorded on October 04, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2015 Gladstone Avenue, Nashville, TN 37211
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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 16th day of June, 2021.

Mark R. Bosler

Linda K. Bosler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Mark R. Bosler and Linda K. Bosler**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027