Karen Johnson Davidson County
Batch# 676757 DEEDWARR
07/14/2021 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20210714-0094688

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO ME ON 07/08/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/29/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4089

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jerry D. Bostelman	Same	118-13-0-045.00
1101 Grandview Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Richard John Curwen and Laura Magliochetti, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry D. Bostelman, unmarried

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section One, Oriental Golf Club Subdivision of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 75 feet on the Southerly margin of Grandview Drive and extends back 201.5 feet on the Westerly line and 200 feet on the Easterly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Richard John Curwen and Laura Magliochetti, husband and wife by Warranty deed from Douglas M. Wolford, a married man of record in Instrument No. 20170927-0098964 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 27, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1101 Grandview Drive Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 8, 2021.

Richard John Curwen

Laura Magliochetti

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, ~~Richard John Curwen and~~ Laura Magliochetti, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 8, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4089

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on July 8, 2021.

Richard John Curwen

Richard John Curwen

Laura Magliochetti

STATE OF Texas

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Richard John Curwen ~~and Laura Magliochetti~~ A.G., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 8, 2021.

Anahi Gonzalez

Notary Public

Anahi Gonzalez
ID NUMBER
132788072
COMMISSION EXPIRES
November 18, 2024

My Commission Expires: 11/18/2024

Notarized online using audio-video communication

STATE OF Texas

COUNTY OF Montgomery

Personally appeared before me, a Notary Public, by audio-visual communication, Richard John Curwen the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 8, 2021.

Anahi Gonzalez

Notary Public

Anahi Gonzalez
ID NUMBER
132788072
COMMISSION EXPIRES
November 18, 2024

My Commission Expires: 11/18/2024

Notarized online using audio-video communication

File #: 2021-4089

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2021.

J. Carlton Drumwright

July 8, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 8, 2021.

Notary

My Commission Expires: 12/18/22

