This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 30th day of August, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Adrian Bozman and Kimarie Haverty-Bozman 96 Creighton Ave Nashville, TN 37206	New Owner	083-03-1H 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANE CHAFFEE MAKHOUL F/K/A JANE CHAFFEE AND RAYMOND GEORGE MAKHOUL,WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADRIAN BOZMAN AND KIMARIE HAVERTY-BOZMAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D on the Plan of 1310 Porter Road, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160728-0077858, as amended in Instrument Number 20170127-0009251, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane Chaffee, an unmarried woman, by deed dated 06/15/2017, from Mermen Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170703-0066713, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 96 Creighton Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 689712 **DEEDWARR**
08/04/2021 10:10:55 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210804-0104653

Witness my hand this the 3 day of August. 2021.

Jane Chaffee Makhoul by Kaitlin Barnett Attorney in Fact
Jane Chaffee Makhoul f/k/a Jane Chaffee
BY: Kaitlin Barnett as Attorney-in-Fact

Raymond George Makhoul by Kaitlin Barnett Attorney in Fact
Raymond George Makhoul
BY: Kaitlin Barnett as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of August, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Kaitlin Barnett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jane Chaffee Makhoul f/k/a Jane Chaffee by Specific POWER OF ATTORNEY dated 07/24/2021. and who acknowledged that he executed the same as the free act and deed of Jane Chaffee Makhoul f/k/a Jane Chaffee.

Witness my hand and official seal this 3rd day of August, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of August, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Kaitlin Barnett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Raymond George Makhoul by Specific POWER OF ATTORNEY dated BY: Kaitlin Barnett as Attorney-in-Fact, and who acknowledged that he executed the same as the free act and deed of Raymond George Makhoul.

Witness my hand and official seal this 3rd day of August, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022