Karen Johnson Davidson County
Batch# 692462 DEEDWARR
08/06/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210806-0106284

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/25
(AFFIX SEAL)

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-02259

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carol Boldish 4852 Peninsula Pointe Dr Hermitage, TN 37076	FirstBank 722 Columbia Avenue Franklin, TN 37064	097 16 0A 083.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa Thurman and Lawrence Thurman, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carol Boldish, Unmarried Woman**, hereinafter called the Grantees, their 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 No. 14 on the Plan of The Peninsula, Phase Three, Section Two of record in Book 9700, Page 841, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence B. Thurman and wife, Lisa Thurman, by Quitclaim Deed from Lawrence B. Thurman, of record in Instrument No. 20150109-0002394, in the Register's Office of Davidson County, Tennessee, dated January 07, 2015 and recorded on January 09, 2015.

Being the same property conveyed to Lawrence B. Thurman, by Warranty Deed from James T. Sprouse, unmarried, of record in Instrument No. 20120611-0050842, in the Register's Office of Davidson County, Tennessee, dated May 29, 2012 and recorded on June 11, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4852 Peninsula Pointe Dr, Hermitage, TN 37076

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 02nd day of August, 2021

Lisa Thurman

Lisa Thurman

Lawrence Thurman

Lawrence Thurman

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ Shelby

On this 2 day of Aug, 20 21, before me personally appeared Lisa Thurman and Lawrence Thurman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

BD

Notary Public

My Commission Expires: _____

BAILEY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 09-17-2023

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 8-2-2021.

Affiant
Date: August 5, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY