WARRANTY DEED

Karen Johnson Davidson County
Batch# 696710 DEEDWARR
08/13/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,649.20
20210813-0109419

File No. TR-21-1163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $716,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2021

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/30/22

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard William Stout	Richard William Stout	
(NAME)	(NAME)	
6107 Cowden Avenue	6107 Cowden Avenue	103-01-0Q-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, I/we, **Bolder Development, LLC, a Delaware Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard William Stout,** an unmarried man , HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 6106B on the Plan of Homes at 6106 Neighborly Ave., a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200326-0033126, 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 a portion of the same property conveyed to Bolder Development, LLC, a Delaware Limited Liability Company by Warranty deed from Julius M. Fulton and wife, Patricia Ann Fulton of record in Instrument No. 20200326-0033125 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 26, 2020.

This is property more commonly known as 6107 Cowden Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 6th day of August, 2021.

Bolder Development, ~~LLC~~, a Delaware Limited Liability Company

~~By:~~ _____
Sinan Dursun, Sole Member

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~DAVIDSON~~ FAIRFAX

Before me, CYNTHIA S TRAN of the state and county mentioned, personally appeared Sinan Dursun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Bolder Development, LLC, the within named bargainor, a Limited Liability Company, and that such Sinan Dursun as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in FAIRFAX, this ~~6th~~ 05th day of August, 2021.

_____
Notary Signature

Printed Name: CYNTHIA S TRAN

My commission expires: 01-31-2024

CYNTHIA S TRAN
Notary Public
Commonwealth of Virginia
Registration No. 7862082
My Commission Expires Jan 31, 2024

Certificate of Authenticity

I, Tiffany Rooker, 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 **8/5/2021**.

Date

Tiffany Rooker

Affiant Signature

8/5/2021

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON