Memorial Title, LLC
1630 NW Broad St, Suite 100
Murfreesboro, TN 37129
File # 01451-5057

NEW OWNER:

BERNARD R. WERNER
217 NORTHRIDGE CIRCLE
NASHVILLE, TN 37221

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1305

Map & Parcel 142130A05900

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 708081 DEEDWARR
08/31/2021 04:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,001.70
20210831-0117579

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Forty-One Thousand and 00/100 Dollars ($541,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONNA M. BOSWELL, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BERNARD R. WERNER,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 59 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside, of record in Plat Book 6900, Pages 490-492, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said lot and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants, of record in Book 7185, Page 619; Book 7405, Page 780; and Instrument No. 20040419-0044162, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DONNA M. BOSWELL by Quitclaim Deed from Donna Gale Clifford, dated April 21, 2019, and of record in Instrument No. 20190506-0042167, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Donna Gale Clifford, now a single person by Quitclaim Deed from

Donald Eugene Clifford, Jr., now a single person, dated March 13, 2001, and of record in Instrument No. 20010516-0050901, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Donald E. Clifford, Jr. and wife, Donna M. Clifford by General Warranty Deed from Rochford Realty & Construction Co., Inc., a Tennessee corporation, dated February 4, 1991, and of record in Book 8290, Page 428, Register's Office for Davidson County, Tennessee. Donna M. Boswell is one and the same person as Donna Gale Clifford and Donna M. Clifford.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **217 NORTHRIDGE CIRCLE, NASHVILLE, TN 37221**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Pages 490-492, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, JERRY BOSWELL, spouse of the said Donna M. Boswell, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 19th day of August, 2021.

Donna M. Boswell
DONNA M. BOSWELL

Jerry Boswell
JERRY BOSWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONNA M. BOSWELL and JERRY BOSWELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$541,000.00.**

AFFIANT

Sworn to and subscribed to before me this 20th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires May 21, 2025

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 August 19, 2021.

Affiant Signature

August 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of August, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-19-2025

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