Karen Johnson Davidson County
Batch# 777067 DEEDWARR
12/21/2021 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,189.55
20211221-0168135

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $321,500.00.

Affiant

Sworn to and subscribed before me this 10th day of November, 2021.

Notary Public
My Commission Expires: 5/17/23

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Boulton Properties, LLC	4917 Kilimanjaro Drive	Boulton Properties, LLC	
4917 Kilimanjaro Drive		4917 Kilimanjaro Drive	065-13-0-089.00
Old Hickory, TN 37138	Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Justin Abraham Walker and Anna Marie Walker, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Boulton Properties, LLC,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 478 on the Plan of Section Five, Sherwood Forest of record in Plat Book 4660, Page 190, 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 the same property conveyed to Justin Abraham Walker and Anna Marie Walker, husband and wife by Warranty deed from Jason Burr, and wife Suzanne Burr of record in Instrument No. 20190717-0069760 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 17, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Subject to all matters shown on the Plan of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4990, Page 72, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of November, 2021.

Justin Abraham Walker

Anna Marie Walker

STATE OF Indiana)
COUNTY OF Tippecanoe)

Personally appeared before me, Mary Ruby Carter, the undersigned, a Notary Public, in and for said State and County, **Justin Abraham Walker and Anna Marie Walker, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 7720 State Rd 38 East, Lafayette In 47905 this the 10th day of November, 2021.

Mary Ruby Carter
NOTARY PUBLIC
My Commission Expires: April 29 2027

MARY RUBY CARTER
Notary Public - Seal
Tippecanoe County - State of Indiana
Commission Number NP0720026
My Commission Expires Apr 29, 2027

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 4917 Kilmanjaro Drive CITY Old Hickory, TN 37138

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☐ **NO CHANGES**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**
The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	Justin Abraham Walker	Date	Time
Transferor (Seller)	Anna Marie Walker	Date	Time
Transferee (Buyer)	Traves W. Bonwell, CEO RENU Property Management LLC Its Attorney in Fact	Date	Time
Transferee (Buyer)		Date	Time

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Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 **November 10, 2021** (date of document).

Samantha Herrmann
Affiant Signature

12/16/21
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **16th** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries