Karen Johnson Davidson County
Batch# 781436 DEEDWARR
12/29/2021 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20211229-0171251

| **WARRANTY DEED**<br><br>*This instrument prepared by*:<br>Christopher J. Thornton, P.C.<br>1061 Cresthaven Road<br>Memphis, TN 38119<br>901-758-2580<br>Cartus File #3277835<br><br>*Return to:* | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value for this transfer, whichever is greater, is $ 650,000.00<br><br>Affiant<br><br>Subscribed and sworn to me, this the 21st day of December, 20 21.<br><br>Notary Public<br><br>My commission expires: 4/3/22 |
|---|---|
| **Property Address**:<br>1105A Boscobel Street<br>Nashville, TN 37206 | **Parcel ID**<br>083 13 OK 001 .00 |
| **Property owner**:<br>ERIN WILMER<br>3003 KALAKUA AVE. APT. 1C<br>HONOLULU HI 96815 | **Mail tax bills to:**<br>NEW OWNER<br>3003 KALAKAUA AVE. APT. 1C<br>HONOLULU, HI 96815 |

**THIS INDENTURE** is made effective the 20th day of December, 20 21, by **Angela Bloomer and Daniel Bloomer, wife and husband,** First Parties, for the purpose of conveying the premises described herein to Erin Wilmer, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

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 A on the Plan of Declaration of Covenants, Conditions and Restrictions for Homes at 1105 Boscobel Street, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" of record at Instrument No. 20131223-0129534 (erroneously referred to as Instrument Number 20131220-0128905 in prior deed), 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 Angela M. Cox, unmarried, by Warranty Deed dated August 20, 2014 from WM Enterprises, LLC, a Tennessee limited liability company, recorded August 28, 2014 at Instrument No. 20140828-0078609, Register's Office for Davidson County, Tennessee.

Angela Bloomer is one and the same person and formally known as Angela M. Cox.

Daniel Bloomer, husband of Angela Bloomer, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which he may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 1105 Boscobel Street of record at Instrument No. 20131223-0129534 and Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 21, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WH*EREOF***, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Angela Bloomer

Daniel Bloomer

**STATE OF** TN )
**COUNTY OF** Davidson )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Angela Bloomer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 22 day of OCT, 20 21.

NOTARY PUBLIC

My Commission Expires: _____

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

**STATE OF** TN )
**COUNTY OF** Davidson )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Daniel Bloomer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 22 day of OCT, 20 21.

NOTARY PUBLIC

My Commission Expires: _____

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Allison Taylor, 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 OCTOBER 22, 2021.

Date

Affiant Signature

12/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)