Karen Johnson Davidson County
Batch# 794581 DEEDWARR
01/24/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20220124-0008641

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF January, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JJLR Investments, LLC	New Owner	
(NAME)	(NAME)	160-16-0A-009.00
105 S. Sherrin Avenue		
(ADDRESS)	(ADDRESS)	
Louisville, KY 40207		
(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, WE, **NICHOLAS SHANE BOSLEY AND CELESTE FRANCES BOSLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JJLR INVESTMENTS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS 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. 20 of Section One, Montgomery Place, R20 Residential P.U.D. of record in Plat Book 7900, Page 708, as corrected by Surveyor's Certificate of Correction in Book 9380, Page 139, 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 Nicholas Shane Bosley and Celeste Frances Bosley, husband and wife by Warranty Deed from Stephanie Davis and husband, William Scott Davis of record in Instrument No. 20200113-0004062 Register's Office for Davidson County, Tennessee, dated January 10, 2020.

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

This is unimproved _ / improved x property, known as 904 McGuire Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 11th day of January, 2022.

Nicholas Shane Bosley by Kevin, attorney in fact

NICHOLAS SHANE BOSLEY BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Celeste Frances Bosley by Kevin, attorney in fact

CELESTE FRANCES BOSLEY BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of January 2022, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Nicholas Shane Bosley and Celeste Frances Bosley and acknowledged that he executed the same as the free act and deed of Nicholas Shane Bosley and Celeste Frances Bosley.

WITNESS my hand and seal this 11th day of January, 2022.

Kathy Snider

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/13/2022 ____ (date of document).

Affiant Signature

01/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of January, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025