Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary Tyler Mayo and Jessica Mayo, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary Douglas Bosshard and Emma Bosshard, husband and wife, and Joel L. Hawthorne, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24, of Block "97" on the Plan 1 of West Nashville of record in Plat Book 57, Page 74 and 75, 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 Zachary Tyler Mayo and Jessica Mayo, husband and wife by Quitclaim deed from JB Partners, a Tennessee General Partnership of record in Instrument No. 20200220-0018762 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 20, 2020. As Corrected by Affidavit recorded on April 16, 2020 and recorded in Instrument No.20200416-0039945.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 611 49th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 812596 DEEDWARR
02/28/2022 02:27:00 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20220228-0022553

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Zachary Douglas Bosshard **Emma Jo Bosshard** **611 49th Avenue North** **Nashville, TN 37209**	**NEW OWNER**	**091-11-0-277.00**

WITNESS THE EXECUTION HEREOF this 24th day of February, 2022.

Zachary Tyler Mayo **Jessica Mayo**

State of Tennessee)
County of Davidson)

On this 24th day of February, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Zachary Tyler Mayo and Jessica Mayo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 775,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of February, 2022.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON