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

39-B
File #22-1115

Karen Johnson Davidson County
Batch# 834995 DEEDWARR
04/05/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20220405-0039398

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 **Christopher David Looney and Jennifer C. Looney, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah A. Bosma and Rodney D. Bosma wife and husband and Nicholas R. Bosma a unmarried 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:**

Being Lot No. 2 on the Re-Subdivision of Lot 3 of EastOak's 3 Lot Subdivision of record in Instrument No. 20120823-0075854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher David Looney and Jennifer Lauren Childers, husband and wife by deed from Courtney Covert, a single woman and Bradley Covert, a married man dated June 28, 2017, of record in Instrument No. 20170713-0070628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher David Looney and Jennifer C. Looney f/k/a Jennifer Lauren Childers, husband and wife by Quitclaim Deed from Christopher David Looney and Jennifer Lauren Childers, husband and wife, dated February 12, 2020, of record in Instrument No. 20200219-0018647, Register's Office for Davidson County, Tennessee.

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: 4501 Michigan Avenue, 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.

NEW OWNER:
Deborah A. Bosma
4501 Michigan Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New owner
4501 Michigan Ave
Nashville TN 37209

TAX MAP-PARCEL #:
091-08-0-362.00

WITNESS THE EXECUTION HEREOF this 18th day of March, 2022.

Christopher David Looney

Jennifer C. Looney

State of Tennessee)
County of Davidson)

On this 18th day of March, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher David Looney and Jennifer C. Looney, 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: 05/05/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 815,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of March, 2022.

Notary Public

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 3/18/22.

Date

Affiant Signature

3/18/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of March, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON