Karen Johnson Davidson County
Batch# 835119 DEEDWARR
04/06/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20220406-0039571

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-VRES-22-122

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Bosshart	**Same as New Owner**	
(NAME)	(NAME)	
3712 Cedarwood Drive		**034-13-0-150.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SACRAMENTO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY BOSSHART, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16, on the Plan of Block "C", Eastlawn Subdivision, of record in Book 547, Pages 153 and 154, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Sacramento Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Kelli Landry Bardner of record in Instrument No. 20150630-0063149 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 30, 2015. Being the same property conveyed to Kelli Landry Bardner by Warranty deed from Cornerstone Investments, Inc., of record in Instrument No. 20140516-0042201 Register's Office for Davidson County, Tennessee, dated May 9, 2014 and recorded on May 16, 2014.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 153 and 154, all in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3805, Page 772 amended in Book 3928, page 954, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **122 A & B McKinley Street, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF MARCH, 2022.

Sacramento Properties, LLC, a Tennessee limited liability company

BY: Kelli L. Bardner
Kelli Bardner
Sole Member

STATE OF Ga
COUNTY OF Oconee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI BARDNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of SACRAMENTO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Deborah Lynn Turner
Notary Public
My Commission Expires: 6/29/2023
(SEAL)

DEBORAH LYNN TURNER
NOTARY PUBLIC
Exp. June 29, 2023
OCONEE COUNTY, GA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 3/30/2022 (date ~~of document~~).

Affiant Signature

3/30/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of March 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025