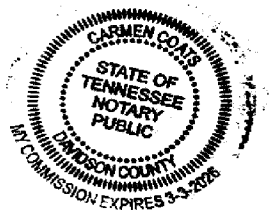
Karen Johnson Davidson County
Batch# 849941 DEEDWARR
05/03/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220503-0051149

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gregory Bullard	SWBC MORTGAGE CORP	052-16-0-089.00
2013 Neelys Bend Road	9311 SAN PEDRO #100	
Nashville, TN 37115	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JILL B. POSS, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY BULLARD, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract (parcel) of land in Davidson County, Tennessee:

Being Lot No. 50 on the Plan of Marlin Meadows, Section No. 4, as of record in Book 2133, Pages 66 and 67, Register's Office for said County.

Said Lot 50 fronts 100 feet on the Easterly side of School Pass and runs back 291 feet on the North line and 214 feet on the South line, to a dead line, measuring 126.9 feet thereon.

Being the same property conveyed to Erskine Bozarth and wife, Clara H. Bozarth by Deed of record in Book 2299, Page 167, in the Register's Office for Davidson County, Tennessee. The said Erskine Bozarth predeceased the said Clara H. Bozarth leaving her as sole owner of the property, and she died on November 16, 2020 leaving a Last Will and Testament (the "Will") that was admitted to probate in Docket No. 21P395 in the Probate Court for Davidson County, Tennessee, said Will devising the property to her daughter, the Grantor Jill B. Poss.

Being the same property conveyed to Ernest D. Bennett, III, Trustee by Quitclaim Deed from Jill B. Poss of record in Instrument Number 20211223-0170103, Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 23, 2021 and within the same deed the said Ernest D. Bennett, III, Trustee conveyed his interest in the subject property to Jill B. Poss.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 407 School Pass, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2022.

Jill B. Poss

Jill B. Poss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jill B. Poss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/27/2022 ____ (date of ~~document~~).

Affiant Signature

04/27/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of April, 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