This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16781-SL

Karen Johnson Davidson County
Batch# 853221 DEEDWARR
05/10/2022 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220510-0053451

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2022.

Notary Public
My Commission Expires: 4/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gerald Cornelius Giles 334 Boddington Lane Antioch, TN 37013	Evansville Teachers Federal Credit Union 4401 Theater Dr. Evansville, IN 47715	173 10 0D 153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher Bouwkamp and Jennifer Bouwkamp, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gerald Cornelius Giles, an Unmarried Man**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 153, Phase Six, Delvin Downs, according to survey and plat of same appearing of record in Instrument No. 20191004-0101944, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Christopher Bouwkamp and Jennifer Bouwkamp, husband and wife, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20200810-0088434, in the Register's Office of Davidson County, Tennessee, dated August 07, 2020 and recorded on August 10, 2020.

Being the same property conveyed Capitol Homes, Inc., a Tennessee Corporation, by Warranty Deed from Blackstone Development, Inc., a Tennessee Corporation, of record in Instrument No. 20191211-0127846, in the Register's Office of Davidson County, Tennessee, dated December 10, 2019 and recorded on December 11, 2019.

This is ☒ improved or ☐ unimproved property located at: **334 Boddington Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2022.

GRANTOR:

Christopher Bouwkamp

Jennifer Bouwkamp

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Bouwkamp and Jennifer Bouwkamp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of May, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 2nd day of May, 2022

Sheri Engel

Dated 5-2-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 2nd day of May, 2022

My commission expires: 2/12/23

Notary Public

