Karen Johnson Davidson County
Batch# 893971 DEEDWARR
07/26/2022 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,052.28
20220726-0085387

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,400.00.**

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2022.**

**Notary Public**

**MY COMMISSION EXPIRES:** 5/31/2026

**(AFFIX SEAL)**

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**06-NSH22-04628**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Boulton Properties, LLC, a Delaware Limited Liability Company<br>1950 E. Greyhound Pass, Suite 18-355<br>Carmel, IN 46033 | RENU Management<br>1950 E. Greyhound Pass<br>Suite 18-355<br>Carmel, IN 46033 | 075-08-0-127.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip Michael Lunsford and Amanda L. Lunsford, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Boulton Properties, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors 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 Lot No. 481 on the Plan of Section Eight, Tulip Grove of record in Book 4660, Page 56, 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 Philip Michael Lunsford and Amanda L. Lunsford, husband and wife as tenants by the entirety by Warranty Deed from William Patterson, unmarried of record in Instrument No. 20150910-0092019 Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 10, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 636 Frankfort Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 25th day of July, 2022

Philip Michael Lunsford

Amanda L. Lunsford

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Philip Michael Lunsford and Amanda L. Lunsford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 5/31/2026

# TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 636 Frankford Drive CITY Hermitage, TN

**Pursuant** to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☒ **NO CHANGES**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**
The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

**CHANGES REPORTED**

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

| | | | | |
|---|---|---|---|---|
| Transferor (Seller) | Philip Michael Lunsford | Date 7-25-22 | Time 9:17 am |
| Transferor (Seller) | Amanda L. Lunsford | Date 7-25-22 | Time 9:18 am |
| Transferee (Buyer) | Boulton Properties LLC | Date | Time |
| Transferee (Buyer) | | Date | Time |

*NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.*

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**Tennessee Certification of Electronic Document**

I, Samantha Herrmann, 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 7/25/2022 (date of document).

Samantha Herrmann
Affiant Signature

7/26/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 26 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries