6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 952711 DEEDWARR
12/19/2022 08:12:13 AM 2 pgs
Fees: $13.00 Taxes: $2,494.72

20221219-0130532

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$674,248.86**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2022

Notary Public **I. Dyke Tatum**

MY COMMISSION EXPIRES: **5/3/2025**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nicholas Boatman and Kristen Boatman	**First American Mortgage Solutions on behalf of**	128-160C-045-00CO
(NAME)	(NAME) **AnnieMac Home Mortgage**	
7169 Still Springs Hollow Drive, Lot 45	**1795 International Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Idaho Falls, ID 83402**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212466

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David Bolton** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Boatman and Kristen Boatman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. : ***husband and wife**

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 45 on the Final Plat of Still Springs Ridge, Phase 3, Section 2, as of record in Instrument No. 20210225-0023476, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to David Bolton by Warranty Deed from Merko Investments, LLC, dated April 15, 2021, and filed of record in Instrument No. 20210429-0057250, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument No. 20080626-0065754, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7169 Still Springs Hollow Drive, Lot 45, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of December, 2022

David Bolton

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Bolton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of December, 2022.

Notary Public
My Commission Expires:

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
October 23, 2023