Karen Johnson Davidson County
Batch# 981726 DEEDWARR
03/17/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20230317-0019287

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Ste 100
Mt. Juliet, TN 37122
MJ-23-811

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of March, 2023

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Boersema and Jessica Boersema 1125 Marys Place Lebanon, TN 37090	Andrew Boersema and Jessica Boersema 1125 Marys Place Lebanon, TN 37090	053-00-0-026.00

WARRANTY DEED

FOR AND IN 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,

Dexter J. Shelton and Kay B. Shelton, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Boersema and Jessica Boersema, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Neely's Bend Baptist Church Subdivision, of record in Plat at Instrument No. 20070418-0046297, 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 Dexter J. Shelton and Kay B. Shelton, husband and wife, by Warranty Deed from Debra Robertson, Roy Johnson, Laurence Cameron, Trustees of Neelys Bend Baptist Church, of record in Instrument No. 20210726-0099684 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 26, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 417 Nawakwa Trail, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 14th day of March, 2023.

Dexter J. Shelton

Kay B. Shelton

STATE OF TENNESSEE
COUNTY OF WILSON

On this 14th day of March, 2023, before me personally appeared Dexter J. Shelton and Kay B. Shelton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/14/2023.

Affiant Signature

March 15, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on March 15, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON