Karen Johnson Davidson County
Batch# 996849 DEEDWARR
04/27/2023 09 43 01 AM 2 pgs
Fees $13 00 Taxes $1,572 50

20230427-0030974

WARRANTY DEED

TE OF TENNESSEE
JNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ATER, FOR THIS TRANSFER IS $425,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

File No AT-23-4249

VIRGINIA DESTARLAIS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DeeAnn L Bos and Gabrielle Victoria Bos	NEW OWNER	
(NAME)	(NAME)	119-10-0B-027 00-CO
214 Thompson Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jacob D. Fischer, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DeeAnn L. Bos, a married woman and Gabrielle Victoria Bos, an unmarried woman, tenants in common**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 27 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, and amended in Instrument No. 20190416-0034865, and of record in Instrument No. 20190416-0034867, Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the 100 Thompson A Horizontal Property Reginme Planned Development of record in Instrument No. 20200114-0004976, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Jacob D. Fisher, unmarried man by Warranty deed from 100 Thompson, LLC, a Tennessee limited liability company of record in Instrument No. 20190521-0048111 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 21, 2019.

This is property more commonly known as 214 Thompson Park Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO· (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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. 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/our hand this 24th day of April, 2023

Jacob D Fischer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2023, before me personally appeared Jacob D. Fischer, 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 24th day of April, 2023.

Notary Signature
My commission expires:

