WARRANTY DEED

File No. CTO-2023-441

Karen Johnson Davidson County
Batch# 1038150 **DEEDWARR**
08/14/2023 03 00 42 PM 2 pgs
Fees: $13 00 Taxes $1,544 75

20230814-0063195

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 417,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-23-2310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Ryan Simpson	Go Mortgage, LLC	
2310 Fernwood Drive	4215 Worth Ave, Suite 320	072-08-0-199.00
Nashville, TN 37216	Columbus, OH. 43219	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

LANCE P. BOUSLEY AND ELIZABETH A. BOUSLEY, HUSBAND AND WIFE

has this day bargained and sold and does hereby transfer and convey unto,

JOSHUA RYAN SIMPSON, UNMARRIED MAN

their heirs and assigns, forever, that 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. 265 on the Plan of Dalewood, Section IV, as of record in Book 1835, Page 21, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Fernwood Drive at the corner of Lots Nos. 265 and 266; thence with the line between said lots, Southwesterly 173.9 feet to a point; thence Southeasterly 81.8 feet to the Northwesterly margin of Ravenwood Drive; thence with the margin of the Northeasterly 174.4 feet to the beginning of a curve; thence around said curve, Northerly 39.3 feet to the margin of Fernwood Drive; thence with the margin of same, Northwesterly 56.8 feet to the beginning.

Being the same property conveyed to Michael D. White, an unmarried man, and Timothy B. Bain, an unmarried man, Tenants in Common with the right of Survivorship by Warranty Deed from B & N Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20160316-0025020 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 16, 2016.

Being the same property conveyed to Michael D. White by Quitclaim deed from Timothy Bain of record in Instrument No. 20190821-0084036 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 21, 2019.

Being the same property conveyed to Lance P. Bousley and Elizabeth A. Bousley, husband and

wife by Warranty deed from Michael D. White, a single person of record in Instrument No. 20211103-0147153 Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on November 3, 2021.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 1835, Page 21; Restrictions of record in Book 1229, Page 325, Book 1786, Page 80 and Book 1855, Page 223, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, all of record in the Register' Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property and believed to be known as: 2310 Fernwood Drive, Nashville, TN 37216 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 our hands this 10 day of August, 2023.

Lance P. Bousley

Elizabeth A. Bousley

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF ~~DAVIDSON~~ SPOKANE

Before me, the undersigned Notary Public, personally appeared Lance P. Bousley and Elizabeth A. Bousley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this August 10, 2023.

Notary Public
My Commission Expires: 4/24/2024

AGNES REIZIK
Notary Public
State of Washington
Commission # 185115
My Comm. Expires Apr 24, 2024

RETURN RECORDED DOCUMENTS TO:

RUDY TITLE
2012 21st Ave South
Nashville, TN. 37212
615-383-2903