Karen Johnson Davidson County
Batch# 1062422 DEEDWARR
10/18/2023 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $270.10
20231018-0081661

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Randall Boleyjack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2023.

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-17385NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Randall Boleyjack	Randall Boleyjack	07500007401
(NAME)	(NAME)	
2927 Old Horton Hwy	2927 Old Horton Hwy	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-Three Thousand And No/100 Dollars ($73,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ELIZABETH WILSON AND GRASSLAND FINANCIAL SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL BOLEYJACK,** 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:

Commence at the East corner of parcel (07500007400), westerly right of way line of Tulip Grove Road and point of beginning; thence run South 07 degrees 29 minutes 03 seconds West (22.47 feet); thence continues with curvature 30 degrees 54 minutes 58 seconds, radius 469.00, length (253.07 feet) centroid (250.01 feet); thence run North 46 degrees 53 minutes 57 seconds West, length (206.92 feet); thence run North 42 degrees 53 minutes 00 seconds East, length (175.35 feet) to the point of beginning.

Being the same property conveyed to Grassland Financial Services, LLC as servicing agent for Elizabeth Wilson by Trustee's Deed from David G. Mangrum, Trustee dated 09/01/2023 and recorded on 09/01/2023 in Instrument No. 20230901-0068966 and corrected in Instrument Number 20231012-0079969, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 Tulip Grove Road, Hermitage, TN 37076
(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 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 17th day of October, 2023.

Elizabeth Wilson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17th day of October 2023, before me personally appeared **Elizabeth Wilson** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 17th day of October 2023

Commission Expires: 8/3/26

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Witness our hands this 17th day of October 2023.

Grassland Financial Services, LLC, a Tennessee limited liability company

BY: _____
Dustin Spain, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dustin Spain,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Grassland Financial Services, LLC, a Tennessee limited liability company,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).
WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Andy Maloney, 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 10/17/2023 (date of document).

_____
Affiant Signature
Date 10/17/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 17 day of October, 20 23

_____
Notary's Signature
MY COMMISSION EXPIRES: 8/26/26

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

202310180081661