Karen Johnson Davidson County
Batch# 1065503 DEEDWARR
10/27/2023 09:51:15 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20231027-0084106

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00

Affiant

Subscribed and sworn to before me, this 25 day of OCTOBER, 2023.

Notary Public
My commission expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jason Jerald Bock **James William Bock**		**181100A30500CO**
7541 Oakledge Dr		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Nathaniel Nevala, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Jerald Bock, a single man, and James William Bock, a married man, as joint tenants with rights of survivorship

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. 1032, on the plan of Autumn Oaks Subdivision, Phase 10B, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nathaniel Nevala, a single person, by Warranty Deed from Susan Stanley, an unmarried woman, dated July 31, 2018, of record in Instrument No. 20180802-0075904, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7541 Oakledge Dr, Brentwood, TN 37027.

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 in 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.

Nathaniel Nevala Date: 10/25/23

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Nathaniel Nevala, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 10/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY