Prepared By:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1102341
02/20/2024 11:11:40 AM
Fees: $13.00 Taxes: $2,467.90

Davidson County
DEEDWARR
2 pgs

20240220-0011316

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $667,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF FEBRUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3090LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Steven Lester Bosco and Rikki Danielle Larson	NEW OWNER	
2405 Brockman Court		
Nashville, TN 37211		

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, WE,

MICHAEL KEATING AND KRISTEN E. KEATING, HUSBAND AND WIFE

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

STEVEN LESTER BOSCO AND RIKKI DANIELLE LARSON, 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:

This Conveyance is subject to the matters set forth below, if any, as well as (1) all 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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 2405 Brockman Court, Nashville, TN 37211

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 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.

Witness our hand on the 25 day of January, 2024.

Michael Keating

Kristen E. Keating

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ Troup

Personally appeared before me, a Notary Public of said County and State, MICHAEL KEATING AND KRISTEN E. KEATING, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

G *"Personally " shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at ~~Franklin, Tennessee~~ LaGrange, Georgia, this ~~5th~~ 25th day of ~~February~~ January, 2024.

Notary Public

My Commission Expires: 10/18/27

Tanner Johnson
NOTARY PUBLIC
Troup County
State of Georgia
My Comm. Expires October 18, 2027