This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1148461
06/18/2024 12:21:27 PM
Fees: $13.00 Taxes: $2,331.00

Davidson County
DEEDWARR
2 pgs

20240618-0045838

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $630,000.00.

Affiant

Subscribed and sworn before me this the 13 day of June, 2024.

Notary Public
My commission expires: 7/7/27

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Wilkins and Lauren Wilkins 8912 Macauley Lane Nolensville, TN 37135	New Owner	186-04-0A 056.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES F. BOSTICK, AN UNMARRIED MAN, AND SARAH H. BOSTICK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN WILKINS AND LAUREN WILKINS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Bostick and Sarah H. Bostick, husband and wife, by deed dated 11/10/2016, from Aaron and Miranda Kelley, marrieds, of record in Instrument No. 20161114-0119816, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8912 Macauley Lane, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of June, 2024.

James F. Bostick

Sarah H. Bostick

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Bostick and Sarah H. Bostick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2024.

My commission expires:

7/9/2024

Notary Public

