WARRANTY DEED

Karen Johnson Davidson County
Batch# 1149106 DEEDWARR
06/20/2024 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240620-0046315

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 2, 2025
(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 240185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lindsey Bouldin	Pinnacle Bank, a Tennessee bank, ISAOA/ATIMA	138-00-0-152.00
(NAME)	(NAME)	
3974 Couchville Pike	150 3rd Ave S, Suite 1000	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076-4009	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN D. LILES AND WIFE, LISA LILES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDSEY BOULDIN AND MATTHEW BOULDIN, WIFE AND HUSBAND, 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. 1 on the Plan of Minor Subdivision Plat of John D. Liles Property, of record in Plat at Instrument No. 20240513-0035057, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 1:

Being the same property conveyed to John D. Liles and Lisa A. Liles, husband and wife by Warranty Deed

from Janet Lynn Tipton, Successor Trustee of the Robert Harold Carrigan Living Trust dated May 31, 2019 of record in Instrument No. 20230517-0037027 Register's Office for Davidson County, Tennessee, dated May 5, 2023 and recorded on May 17, 2023.

TRACT 2:

Being the same property conveyed to John Daniel Liles and wife, Lisa Liles by Warranty Deed from Chris Pardue and wife, Cathy Pardue of record in Instrument No. 20220728-0086070 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 28, 2022. Also, being of record in Book 2271, Page 3153 in the Register's Office for Rutherford County, Tennessee.

COMBINED PARCELS:

Being the same property conveyed to John D. Liles and wife, Lisa A. Liles by Quitclaim Deed from John D. Liles and wife, Lisa A. Liles of record in Instrument No. 20230623-0047832 Register's Office for Davidson County, Tennessee, dated June 21, 2023 and recorded on June 23, 2023. Also, being of record in Book 2355, Page 1492 in the Register's Office for Rutherford County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3974 Couchville Pike, Hermitage, TN 37076-4009
(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 18th day of June, 2024.

John D. Liles

Lisa Liles

STATE OF TENNESSEE
COUNTY OF WILSON

On this 18th day of June, 2024, before me personally appeared John D. Liles and Lisa Liles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Jennifer Jones
My Commission Expires: March 2, 2025

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones , do hereby make oath that I am the custodian of the original version of the electronic 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

June 18, 2024

Affiant Signature

Date: 6-20-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20 day of June 20 24

Notary Signature

My Commission Expires:

