Karen Johnson Davidson County
Batch # 1182237 DEEDWARR
09/16/2024 03:17:21 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20240916-0071445

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $645,000.00. Affiant Subscribed and sworn to before me, this the 12th day of August, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Bouldin and Amber Bouldin	TRISTAR BANK	004-00-0-082.00
7165 Holt Run Drive	719 E. COLLEGE STREET	
Nashville, TN 37211	DICKSON, TN 37055	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH DIANE SUMRULD AND MICHAEL C. SUMRULD, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BOULDIN AND AMBER BOULDIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5 on the Plan of Anglea's Five Lot Subdivision, as of record in Plat Book 8250, Page 193, Register's Office for Davidson County, Tennesse, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Deborah Diane Sumruld and Michael C Sumruld, wife and husband by Warranty Deed from James E. Clary, Jr. and wife, Janice A. Clary of record in Instrument No. 20130718-0074253 Register's Office for Davidson County, Tennessee, dated July 15, 2013 and recorded on July 18, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8121 Lain Hollow Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of August, 2024.

Deborah Diane Sumruld
by Michael C. Sumruld Attorney in fact

Deborah Diane Sumruld by Michael C. Sumruld, Attorney in Fact

Michael C. Sumruld

STATE OF NEW MEXICO
COUNTY OF Chaves

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael C. Sumruld, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Diane Sumruld, as Attorney in Fact, and acknowledged that (s)he executed the same as the free act and deed of Deborah Diane Sumruld.

Witness my hand and seal this 12th day of August, 2024.

Notary Public

My Commission Expires: 12/08/2024

SELMA BROWN
Notary Public - State of New Mexico
Commission # 1116517
My Comm. Expires Dec 8, 2024

STATE OF NEW MEXICO
COUNTY OF Chaves

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael C. Sumruld, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2024.

Notary Public

My Commission Expires: 12/08/2024

SELMA BROWN
Notary Public - State of New Mexico
Commission # 1116517
My Comm. Expires Dec 8, 2024