Karen Johnson Davidson County
Batch# 1211987 DEEDWARR
12/03/2024 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20241203-0093810

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5.28.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Anthony Trumphour	Taylor Anthony Trumphour	095-08-0-040.00
(NAME) 5148 Brittany Dr	(NAME) 5148 Brittany Dr	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Gary S. Boles** and Tracey Trumphour, Co Executors of The Estate of Tommie Lou Boles, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Taylor Anthony Trumphour and Brittany Trumphour, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 149, on the Map of Eva-Mor Heights, Section Two, of record in Book 1835, Page 30, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tildon S. Boles, Jr., and wife, Tommie L. Boles by Warranty Deed from Mayfair Homes, Inc., dated 01/29/1951, of record in Book 1939, Page 587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tommie L. Boles by Quitclaim Deed from Tildon S. Boles, Jr., dated 09/26/1983, of record in Book 6148, Page 311, Register's Office for Davidson County, Tennessee.

The said Tommie L. Boles died testate on 03/19/2024, devising subject property to Tracey Trumphour and Gary S. Boles, as Co-Executors of the Estate of Tommie L. Boles as evidenced in File No. 24P917, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 316 Tamworth Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of December, 2024.

The Estate of Tommie L. Boles

By: _____
Gary S. Boles, Co Executor

By: _____
Tracey Trumphour, Co Executor

State of Indiana
County of Scott

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary S. Boles, the co executor for the estate of Tmmie L.Boles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of November, 2024.

_____
Notary Public:
My Commission Expires: 4-2-2030

Kim D Ragusa
My Commission Expires April 2, 2030
Notary Public Seal
Commission Number NP0651965
CLARK COUNTY
STATE OF INDIANA

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracey Trumphour, the co executor for the estate of Tommie L. Boles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of December, 2024.

_____
Notary Public:
My Commission Expires: 5.28.28

LISSA BROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document 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 December 2,2024.

Affiant
Date: December 2, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2nd day of December, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document 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 December 2,2024.

Affiant
Date: December 2, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2nd day of December, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY