Karen Johnson Davidson County
Batch# 1218390 DEEDWARR
12/19/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20241219-0098752

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/19/29

(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

02-NSH24-07693

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alba Iliana Quevedo Roca and Daniel Morales Osuna 808 Nesbitt Lane Madison, TN 37115	Alba Iliana Quevedo Roca and Daniel Morales Osuna 808 Nesbitt Lane Madison, TN 37115	042 07 0 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie Renee Boswell-Stangel, Executrix of the Estate of Mary V. Boswell, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alba Iliana Quevedo Roca and Daniel Morales Osuna**, hereinafter called the Grantees, their successors 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. 14 on the Plan of SECTION TWO, BONNIE BRAE, of record in Plat Book 2330, Page 123, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Mary V. Boswell, by Warranty Deed from Inglewood Consultants, LLC, of record in Instrument No. 20050620-0070705, in the Register's Office of Davidson County, Tennessee, dated June 17, 2005 and recorded on June 20, 2005. The said Mary V. Boswell died on July 30, 2023, testate, appointing Stephanie Renee Boswell Stangel and William Blake Boswell as Co-Executors and Stephanie Renee Boswell Stangel has consented to serve as Executrix. See Probate Case No. 23P1561, Davidson County, Circuit Court, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 808 Nesbitt Lane, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 13th day of December, 2024

Stephanie Renee Boswell-Stangel, Executrix of the Estate of Mary V. Boswell, deceased

BY: Stephanie Renee Boswell Stangel
Stephanie Renee Boswell-Stangel
Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephanie Renee Boswell Executrix of the Stephanie Renee Boswell-Stangel, Executrix of the Estate of Mary V. Boswell, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Hermitage, Tennessee, this 13th day of December, 2024.

W. Brad Lehman
Notary Public

My Commission Expires: 8/19/2028



Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the 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 12/13/24 (date of document).

Jennifer Russell
Affiant Signature

12/19/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of December 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

