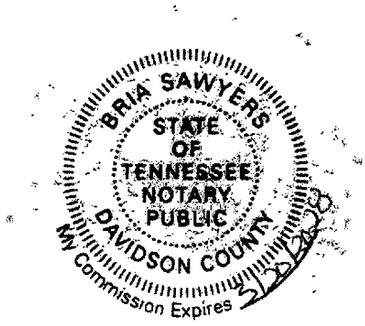
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$504,350.00**

Kirste Virden
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS **21st day of February, 2025**

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 3/20/2028

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jared Bosi and Nicole Bosi	New Owner	**3-58.00**
2113 Paula Drive		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 1240840 DEEDWARR
02/26/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,866.10
20250226-0014307

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***John Brown Bennett and Sandra Lou Bennett Trustees of the Revocable Trust Agreement of John Brown Bennett and Sandra Lou Bennett, dated May 29, 2018*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Jared Bosi and Nicole Bosi, husband and wife,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2113 Paula Drive, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Shephard Hills, Section 4, as of record in Book 2854, page 100, Register's Office for said County.

Said Lot No. 249 fronts 200 on the easterly side of Paul Drive, and extends back between parallel lines, 205 feet to a dead line.

Being the same property conveyed to John Brown Bennett and Sandra Lou Bennett Trustees of the Revocable Trust Agreement of John Brown Bennett and Sandra Lou Bennett, dated May 29, 2018, by Quitclaim Deed from John B Bennett and Sandra L Bennett dated 5/29/18 and filed for record on 6/1/18 of record in Inst. No. 201806010052069, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **2113 Paula Drive, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 the 21 day of February, 2025.

John Brown Bennett, Trustee of Revocable Trust Agreement of John Brown Bennett and Sandra Lou Bennett, dated May 29, 2018

Sandra Lou Bennett, Trustee of Revocable Trust Agreement of John Brown Bennett and Sandra Lou Bennett, dated May 29, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Brown Bennett and Sandra Lou Bennett, Trustees of the Revocable Trust Agreement of John Brown Bennett and Sandra Lou Bennett, dated May 29, 2018** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of February, 2025.

Commission Expires: 2/09/28

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE TENNESSEE SUMNER COUNTY My Commission Expires

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23819-DJ

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/21/2025 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/21/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

