Prepared by
~~RECORD AND RETURN~~ TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-28210-25

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1252507
03/27/2025 10:06:39 AM
Fees: $13.00 Taxes: $2,257.00
Davidson County
DEEDWARR
2 pgs
20250327-0022922

JAMES R. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of March, 2025

NOTARY PUBLIC

My commission expires: 11-8-27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannette and Andrew Thomas 7232 Magnolia Hills Drive Nashville, TN 37221	Same address as new owner	155-12-0A-014-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TEN THOUSAND AND 00/100 Dollars ($610,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SARA ELIZABETH BOSTWICK AND GERALD ROBERT BOSTWICK, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEANNETTE KATHLEEN THOMAS AND ANDREW THOMAS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Magnolia Hills, of record in Plat Book 7900, page 782, as amended in Plat Book 7900, page 809, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sara Elizabeth Bostwick and Gerald Robert Bostwick, wife and husband, from Megan Favi Crotwell, fka Megan Favi and Lance Crotwell, wife and husband, by Warranty Deed dated 8/16/2018 and recorded 8/7/2018 in Instrument No. 20180817-0077430, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _xx_ improved property, known as: 7232 Magnolia Hills Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of March, 2025

GRANTOR(S)

Sara Elizabeth Bostwick

Gerald Robert Bostwick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Sara Elizabeth Bostwick and Gerald Robert Bostwick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of March, 2025.



Notary Public

Printed Notary Name

My Commission Expires

My commission expires: May 5, 2025