THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1278709 DEEDWARR
05/29/2025 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250529-0042160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$340,000.00**

Subscribed and sworn to before me this 28th day of May, 2025.

Notary Public **Affiant**

My Commission Expires: 11/26/2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Norman Ryan Carney Revocable Living Trust **655 North Main Street** **Goodlettsville, TN 37072**	Same as New Owner	**003-00-0-012.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Ronald Bois, and Richard Bois**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Norman Ryan Carney, Trustee of the Norman Ryan Carney Revocable Living Trust dated 03/06/2025** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SITUATED in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on an Iron Pin Set in the northeasterly margin of Tinnin Road, approximately 25' from the centerline of said road, and being common corner to Billy D. Sanders & James M. Robinson (Deed Book 20100224, Page 13894), thence (4) calls with the northeasterly margin of Tinnin Road: (1) a curve turning to the left with an arc length of 130.76', a radius of 765.45', a chord bearing of N 31°15'48" W, and a chord length of 130.61' to an Iron Pin Set, thence: (2) N 37°43'38" W a distance of 74.06' to an Iron Pin Set, thence: (3) N 39°03'56" W a distance of 183.20' to an Iron Pin Set, thence: (4) N 39°42'02" W a distance of 390.61' to an Iron Pin Set, corner to Ronald Barry & Richard Wayne Bois (Deed Book 1909, Page 212), thence (2) calls with Bois' line: (1) N 56°08'54" E a distance of 198.49' to an Iron Pin Set, thence: (2) N 56°08'54" W a distance of 25.00' to the center of Mansker Creek, thence (26) calls with the center of Mansker Creek: (1) N 86°28'44" E a distance of 30.61' to a point, thence: (2) N 60°06'42" E a distance of 87.52' to a point, thence: (3) N 40°49'19" E a distance of 43.43' to a point, thence: (4) N 71°13'32" E a distance of 23.02' to a point, thence: (5) S 34°26'55" E a distance of 31.22' to a point, thence:

(6) S 25°06'23" E a distance of 39.32' to a point, thence: (7) S 78°07'40" E a distance of 28.87' to a point, thence: (8) N 53°14'09" E a distance of 48.73' to a point, thence: (9) N 84°40'59" E a distance of 34.11' to a point, thence: (10) S 36°32'57" E a distance of 50.78' to a point, thence: (11) S 18°15'36" E a distance of 48.53' to a point, thence: (12) S 41°39'46" E a distance of 37.60' to a point, thence: (13) S 87°33'41" E a distance of 56.83' to a point, thence: (14) S 52°14'24" E a distance of 63.95' to a point, thence: (15) S 29°51'23" E a distance of 77.64' to a point, thence: (16) S 17°43'04" E a distance of 75.25' to a point, thence: (17) S 00°08'16" W a distance of 86.43' to a point, thence: (18) S 21°20'35" W a distance of 43.93' DURIN PROJECT NO. 16.257006 to a point, thence: (19) S 47°59'52" W a distance of 110.85' to a point, thence: (20) S 07°27'21" W a distance of 50.94' to a point, thence: (21) S 42°29'10" E a distance of 42.31' to a point, thence: (22) S 86°49'33" E a distance of 67.63' to a point, thence: (23) S 64°13'06" E a distance of 55.56' to a point, thence: (24) S 23°47'35" E a distance of 88.08' to a point, thence: (25) S 15°03'37" E a distance of 38.81' to a point, thence: (26) S 00°56'35" E a distance of 35.12' to a point, corner to Billy D. Sanders & James M. Robinson (Deed Book 20100224, Page 13894), thence (3) calls with Sanders & Robinson's line: (1) S 77°46'00" W a distance of 44.45' to an Iron Pin Found, thence: (2) S 88°25'36" W a distance of 80.85' to an Iron Pin Found, thence: (3) S 85°15'29" W a distance of 202.67' to the POINT OF BEGINNING containing 8.093 Acres more or less.

Being the same property conveyed to RAYMOND E. BOIS AND WIFE, DORIS D. BOIS, by deed from CHARLIE L. MYATT AND WIFE, HELEN T. MYATT, of record in Book 3641, Page 519, dated October 7, 1963, said Register's Office. DORIS M. BOIS, having since died on or about October 24, 2015, leaving RAYMOND E. BOISE, as surviving tenant by the entirety. RAYMOND E. BOIS having since died intestate on or about March 6, 2023, leaving his heirs RONALD BARRY BOIS AND RICHARD WAYNE BOIS. Also see Affidavit of Heirship of record in Instrument No. 20230403-0024122, said Register's Office.

BEING the property of Ronald Barry & Richard Wayne Bois as described in Deed Book 3641, Page 519, and as shown on the survey plat "Boundary Survey of the Ronald Barry & Richard Wayne Bois Properties" by Luis A. Mora, TN RLS No. 3446, surveyed April 17th, 2025.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 2494 Tinnon Road, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th day of May, 2025.

Ronald Barry Bois

Ronald Barry Bois

Richard Wayne Bois

Richard Wayne Bois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Ronald Barry Bois and Richard Wayne Bois,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 28th day of May, 2025.

My Commission Expires: 11/26/2028

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/28/2025** [DATE].

AFFIANT SIGNATURE

5/28/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **28th** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

