Karen Johnson Davidson County
Batch# 1311726 DEEDWARR
08/19/2025 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,899.95
20250819-0066243

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $513,500.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Curtis Bomar **Carlotta Demby Bomar.**	**New Owner**	**097020A20200CO**
1300 Riverbirch Way		
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Samantha Rae Forney, as Trustee of the Samantha Rae Forney Living Trust dated August 15, 2023

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis Bomar and Carlotta Demby Bomar, 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:

Land in Davidson County, Tennessee, being Lot No. 202 on the plan of Villages of Riverwood, Section One, Phase 4A, of record in Instrument No. 20130412-0036733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samantha Rae Forney, as Trustee of the Samantha Rae Forney Living Trust dated August 15, 2023, by Trustee's Quitclaim Deed from Samantha Rae Forney, a single individual, dated August 15, 2023, of record in Instrument No. 20230815-0063451, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1300 Riverbirch Way, Hermitage, TN 37076.

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 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 in 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.

_____ Date: 8/18/23
Samantha Rae Forney
as Trustee of the Samantha Rae Forney Living Trust dated August 15, 2023

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Samantha Rae Forney** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the Samantha Rae Forney Living Trust dated August 15, 2023, and that she is authorized by the Samantha Rae Forney Living Trust dated August 15, 2023 to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of August 2023, _____.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEMONS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

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 8/18/25 (date of document).

Jennifer Russell
Affiant Signature

8/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.