Name and Address of New Owner:
Linda Boseman
712 Flint Ridge Drive
Whites Creek, Nashville, TN 37189

Send Tax Bills To:
Success Mortgage Partners, Inc
1200 South Sheldon Road, Suite 150
Plymouth, MI 48170

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1313790 DEEDWARR
08/25/2025 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20250825-0067531

Map & Parcel No: 049-15-0-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **LaTroy D. Boseman, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Linda Boseman, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 62-B, Zone of Lot No. 62, Phase II, Deer Meadows of record in Plat Book 6250, Page 280, and Book 6250, Page 801, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LaTroy D. Boseman by Warranty Deed from J. Word Properties, LLC, of record in Instrument No. 20170526-0052594, Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 26, 2017, and corrected in Instrument of Correction, of record in Instrument No. 20200715-0077587, Register's Office for Davidson County, Tennessee, dated July 10, 2020, and recorded on July 15, 2020.

Being improved property known as 712 Flint Ridge Drive, Whites Creek, Tennessee 37189.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2025.

_____(SEAL)
LaTroy D. Boseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named LaTroy D. Boseman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Boseman
(Affiant)

Sworn to and subscribed before me this
22nd day of August, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

File No. GNT-25-4160

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8-22-25 .

Affiant Signature 8-22-25 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of August, 2025.

Notary Signature

My Commission Expires: 5-9-26

