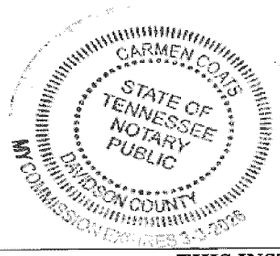
Karen Johnson Davidson County
Batch# 1340729 DEEDWARR
10/31/2025 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251031-0086798

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

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

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan Richard Bos Emily Michelle Bos	PRIMARY RESIDENTIAL MORTGAGE, INC ~~New Owner(s)~~ ael	075-07-0-157.00
735 Dutchmans Court	1480 N 2200 WEST	
Hermitage, TN 37076	SALT LAKE CITY, UT 84116	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRUCE T. HAFFORD AND PATRICIA L. KNIGHT, CO-TRUSTEES OF KNIGHT - HAFFORD REVOCABLE LIVING TRUST DATED MARCH 23, 2017**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN RICHARD BOS AND EMILY MICHELLE BOS, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 182; on the plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bruce T. Hafford and Patricia L. Knight, as Co-Trustees of the Knight-Hafford Revocable Living Trust dated March 23, 2017, without the joinder of a beneficiary, by Warranty Deed from Arthur J. Kurtz and wife, Sandra C. Kurtz of record in Instrument No. 20171130-0122400 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 30, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 735 Dutchmans Court, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2025.

Knight - Hafford Revocable Living Trust dated March 23, 2017

By: _____
Bruce T. Hafford, Co-Trustee

By: _____
Patricia L. Knight, Co-Trustee

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 Bruce T. Hafford and Patricia L. Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of the Knight-Hafford Revocable Living Trust dated March 23, 2017, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2025.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stuart T. Morris, 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 October 28. 2025.

Affiant Signature

31st day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

