Karen Johnson Davidson County
Batch# 1357544 DEEDWARR
12/12/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251212-0099304

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 350,000.00.

Affiant

Subscribed and Sworn before me this 12th day of December , 2025.

Notary Public
My commission expires: 2/18/2029

BRIANA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Michelle Bonner 3604 Roundwood Forest Drive, Antioch, TN 37013	New Owner	Map/Parcel 150-09-0A-137.00 CO

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, **Jenny Marie Boland, Executor, and Jenny Marie Boland, Heir at Law, and Susan Boland Davenport, Heir at Law, and Justine Marie Boland, Heir at Law of Estate of Richard James Boland,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Bonner an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 299 on the Plan of Forest View Park, Section IX of record in Plat Book 8250, Page 163, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard J. Boland and wife, Glenda W. Boland by Deed from Fox Ridge Homes, Inc, dated May 27, 1994 and recorded June 8, 1994 of record in Book 9372, Page 532, in the Register's Office for Davidson County, Tennessee. The said Glenda W. Boland having since died on or about December 22, 2005. The said Richard J. Boland, also known as Richard James Boland, having since died testate on April 18, 2025 with his estate being probated under Case No. 25P-1079 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his estate to his children in equal shares, namely Jenny Marie Boland, Susan Boland Davenport and Justine Marie Boland and he appointed Jenny Marie Boland as the Executor of his Estate.

THIS conveyance is subject to any and all existing easements and restrictions of record.
THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and rights-of-way for public utilities.
THIS conveyance is subject to Restrictive Covenants of record in Book 7079, Page 472, Book 7235, Page 411 and Book 9029, Page 983, Register's Office for said County.
Easements to Gas Company of record in Book 2244, Page 13, Book 3463, Page 126, said Register's Office.
Easement to Colonial Pipeline of record in Book 3852, Page 679, Register's Office for said County.

This is [X] improved [ ] unimproved property known as 3604 Roundwood Forest Drive, Antioch, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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

GRANTOR COVENANTS THAT it 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 12th day of December, 2025.

Estate of Richard James Boland

By: _____
Jenny Marie Boland, Executor

By: _____
Jenny Marie Boland, Heir at Law

By: _____
Susan Boland Davenport, Heir at Law

By: _____
Justine Marie Boland, Heir at Law

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of December, 2025, before me personally appeared Jenny Marie Boland, Executor of Estate of Richard James Boland and Jenny Marie Boland, Susan Boland Davenport, and Justine Marie Boland, Heir at Laws of Estate of Richard James Boland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of December, 2025.

_____
Notary Signature
My commission expires:
3/22/26

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Aimee Cain, 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 December 12, 2025.

Date

Aimee Cain

Affiant Signature

December 12, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of December, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY