WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360291 DEEDWARR
12/19/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20251219-0101100

File No.: 2025-0636

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

Subscribed and sworn to before me on DECEMBER 12, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/12/29

LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Jonathan Najar and Eleanor Najar 1199 Barnes Road Antioch, TN 37013	PennyMac Loan Services,LLC 3043 Townsgate Road Suite 200 Westlake Village, CA 91361	173-00-0-097.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TAYLOR BOLTON AND CHAPPELL BOLTON (FORMERLY KNOWN AS CHAPPELL EDGIL), HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JONATHAN NAJAR AND ELEANOR NAJAR, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 5th Civil District of said County, being Lot No. 11 on the unrecorded plan of the Willie W. Amos Tract, described according to a survey made by C.K. McLemore, Surveyor, July 1966, as follows:

Beginning on the Northerly line of the Albright property at the corner of Lots 10 and 11, said point being South 85-3/4° West 1183.2 feet from the Westerly line of the Wair property; thence with the line between said two lots, North 1/2° West 1028.2 feet to the Southerly margin of Barnes Road; thence with said Road, South 56° West 92.4 feet and south 46-3/4° West 95.6 feet to a corner of the Albright property; thence with the line of said Albright property, South 1/2° West 892 feet to the Northerly line of said Albright property; thence with said line, South 85-3/4° East 137.2 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to TAYLOR BOLTON AND CHAPPELL EDGIL, by deed from DOROTHY KEITH ELLIOTT, of record in Instrument No. 20180518-0047778, dated May 4, 2018, said Register's Office. CHAPPELL EDGIL having since married TAYLOR BOLTON. She is now known as CHAPPELL BOLTON.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1199 Barnes Road, Antioch, TN 37013.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on December 12, 2025.

Grantor:

Taylor Bolton

Chappell Bolton
(formerly known as Chappell Edgil)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Taylor Bolton and Chappell Bolton (formerly known as Chappell Edgil), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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.

Signature – Larry N. Westbrook

Date: December 17, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of December, 2025.

Notary Public

My Commission Expires: 9/6/2027

