Karen Johnson Davidson County
Batch# 1448772 DEEDWARR
07/17/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20260717-0064842

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9341-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $248,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2026.

Notary Public
My Commission Expires: _____

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jocelyn N. Burrage 1969 Nashboro Blvd Nashville, TN 37217	NEW OWNER	135-12-0C-015-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Deborah Bolton and Charles Bolton as heirs at law of Jared Ryan Bolton and Charles Bolton, Executor of Estate of Jared Bolton** (individually and/or collectively, "Grantor"), transfer and convey unto **Jocelyn N. Burrage, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 15 on the Plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jared Ryan Bolton, unmarried man by Warranty Deed from Courtney Blett, unmarried and William Blett, married, dated June 2, 2020, recorded June 15, 2020, of record in Instrument No. 20200615-0060632, Register's Office for Davidson County, Tennessee. Jared Ryan Bolton having since died on September 27, 2025. His Estate has been probated in Case No. 25P2306, Circuit Court of Davidson County, Tennessee, appointing Charles Bolton as Executor and naming Charles Bolton and Deborah Bolton as his heirs at law.

This is improved property located at: **1969 Nashboro Boulevard, Nashville, TN 37217**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that 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 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 1st day of July, 2026.

GRANTOR:

Deborah Bolton

Charles Bolton

Estate of Jared Bolton

By: _____
Charles Bolton, Executor

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Bolton and Charles Bolton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Produced PL drivers license

WITNESS my hand and seal at office this 1st day of July, 2026.

LINDA J KAUFFMAN
Notary Public - State of Florida
Commission # HH 463682
My Comm. Expires Feb 27, 2028

Notary Public Linda J Kauffman
My Commission expires: 2/27/2028

LINDA J KAUFFMAN
Notary Public - State of Florida
Commission # HH 463682
My Comm. Expires Feb 27, 2028

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Bolton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executor of the Estate of Jared Bolton, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

Produced PL drivers license

WITNESS my hand and seal at office this 1st day of July, 2026.

LINDA J KAUFFMAN
Notary Public - State of Florida
Commission # HH 463682
My Comm. Expires Feb 27, 2028

Notary Public Linda J Kauffman
My Commission expires: 2/27/2028

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 7-14-26 (date of document).

Affiant Signature

7-14-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of July, 2026.

Notary's Signature

My Commission Expires: 8/19/2028

