Karen Johnson Davidson County
Batch# 1452452 DEEDWARR
07/29/2026 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069738

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409 *et seq.* _____, Affiant Sworn to and subscribed before me this July 24, 2026 _____ Comm Exp: _____ Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
AMANDA BOSTIC, Trustee		
BOSTIC REVOCABLE LIVING TRUST, dated July 24, 2026	SAME AS NEW OWNER	147-06-0-165.00
4928 Darlington Dr.		
Nashville, TN 37211		

WARRANTY DEED

BE IT KNOWN THAT RANDALL L. BOSTIC, JR. and AMANDA C. BOSTIC, husband and wife, purchased the subject property on October 14, 2015, by Warranty Deed of record in Instrument Number 20151015-0104972, Register's Office for Davidson County, Tennessee. RANDALL L. BOSTIC, JR. passed away on January 15, 2026, leaving AMANDA C. BOSTIC as sole owner.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, AMANDA C. BOSTIC (Grantor),unmarried, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to AMANDA BOSTIC, Trustee of the BOSTIC REVOCABLE LIVING TRUST, dated July 24, 2026 (Grantee), and any amendments thereto, being more particularly described as follows:

Being Lot No. 154, on the Plan of Caldwell Country Estates, Section II, of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to RANDALL L. BOSTIC, JR. (deceased) and AMANDA C. BOSTIC, husband and wife, by CHARLES BARCLAY FISHER, married, by Warranty Deed of record in Instrument Number 20151015-0104972, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL COUNTRY ESTATES, SECTION II, as recorded in Plat Book 2663, Page(s) 128.

The legal description is taken from the prior deed of 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

The property is known as 4928 Darlington Dr., Nashville, TN 37211-5117.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on July 24, 2026.

Amanda C Bostic

AMANDA C. BOSTIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMANDA C. BOSTIC, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 24, 2026.

LYNNE MINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 7, 2027

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 24, 2026.

7/24/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 24th day of July, 2026.

Notary Public

My Commission Expires:

