Karen Johnson Davidson County
Batch# 1458774 DEEDWARR
08/11/2026 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260811-0073999

Name and Address of New Owner:
Samuel Robertson and Katie Robertson
784 Jaywood Dr.
Old Hickory, TN 37138

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
063 16 0A 067.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joey Bouldin, unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Samuel Robertson and Katie Robertson, husband and wife,** hereinafter called the GRANTEE, their heirs, successors and assigns, 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. 106 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), as shown by plat of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by Amendment to Change Name of record in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joey Bouldin, a single man, by Warranty Deed from Tony D. Thompson and Arnise M. Thompson, husband and wife, of record in Instrument No. 20160411-0034350, in the Register's Office of Davidson County, Tennessee, dated April 08, 2016 and recorded on April 11, 2016.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 784 Jaywood Drive, Old Hickory, TN 37138

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, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 my hand this 4 day of Aug., 2026.

Joey Bouldin

Joey Bouldin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4 day of Aug, 2026, before me personally appeared Joey Bouldin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 4 day of Aug, 2026.

Lisa K R Wagner

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 5th day of August, 2026.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Certificate of Authenticity

I, Ryan Lux, 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 **August 4, 2026**.

Date

Affiant Signature

08/04/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029