This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

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.

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Karen Johnson Davidson County
Batch# 232384 DEEDWARR
05/20/2019 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190520-0047596

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MELANIE M. BONTUSA JENNIFER A. BONTUSA 2009 A Forrest Green Drive Nashville, TN 37216	SAME	073-13-0T-001.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][A][1]).

Casiva Phillips
AFFIANT

Sworn to and subscribed before me this 17th day of May, 2019.

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires March 30, 2021

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MELANIE BONTUSA, who is one and the same as MELANIE M. BONTUSA, and spouse, JENNIFER BONTUSA, who is one and the same as JENNIFER A. BONTUSA, as joint tenants with rights of survivorship, for the express purpose of severing joint tenants with rights of survivorship and creating tenancy by the entirety, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MELANIE M. BONTUSA and JENNIFER A. BONTUSA, a married couple.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend

the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this 17th day of May, 2019.

By: _____
MELANIE BONTUSA

_____
JENNIFER BONTUSA

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 Melanie Bontusa and Jennifer Bontusa, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2019.

_____
Matthew D. Faulk, Notary Public

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 30, 2021

My Commission Expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee being Unit 1, HOMES AT 2900 FORREST GREEN DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as shown on the plat of record in Instrument No. 20170803-0079328, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melanie Bontusa and spouse, Jennifer Bontusa, by Warranty Deed of record from Brandon Vance, Married, in Instrument No. 20180406-0032372, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2009 A Forrest Green Drive, Nashville, TN 37216.

True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

