Karen Johnson Davidson County
Batch# 305428 DEEDQC
10/24/2019 09:18:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191024-0109070

MICHAEL D. BONIFACIUS

TO: QUITCLAIM DEED

LAUREN S. BONIFACIUS

THIS QUITCLAIM DEED OF REALTY, executed as of the 21st day of October 2019, by Grantor, **MICHAEL D. BONIFACIUS** to Grantee, **LAUREN S. BONIFACIUS;**

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty, being bounded and described as follows:

Land located in Davidson County, Tennessee being Lot Number 47 on the Plan of Cobblestone Creek Phase One-A of record as Instrument Number 20050610-0066806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Bonifacius, married, by Special Warranty Deed, from Fannie Mae A/K/A Federal National Mortgage Association, dated December 13, 2013 and recorded December 19, 2013 at 1:12 P.M. appearing of record in Instrument Number: 20131219-0128322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the covenants, conditions, and restrictions of record appearing in Instrument Number: 200041208-0146322, said Register's Office.

This conveyance is subject to all matters on the final plan of Cobblestone Creek subdivision, Section 1-A appearing of record in Instrument Number: 20050610-0066806, said Register's Office.

This conveyance is subject to the deed conveyed for common area to Cobblestone Homeowner's Association appearing of record in Instrument Number: 20041208-0146323, said Register's Office.

This conveyance is subject to the charter of Cobblestone Creek Homeowner's Association appearing of record in Instrument Number: 20041208-0146324, said Register's Office.

This conveyance is subject to the Stormwater Detention Agreement appearing of record in Instrument Number: 20040304-0024829, said Register's Office

This conveyance is subject to the right of way easement t Tennessee Natural Cas Lines, Inc appearing of record in Deed Book 2493, Page 137, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

MICHAEL D. BONIFACIUS **Grantor**

STATE OF NEW YORK :
COUNTY OF ~~NEW YORK~~ Kings :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MICHAEL D. BONIFACIUS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 21st day of October, 2019.

My Commission Expires: 4/15/2023

SOYONA J MCCALLUM
Affix Seal
Notary Public - State of New York
No. 01MC6390330
Qualified in Kings County
My Commission Expires April 15, 2023

Notary Public

Property Owners Name And Mailing Address:

Lauren S. Bonifacius
95 Worth Street, Apt. 4L
New York, New York 10013

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS:

5436 Daniel Ray Drive
Whites Creek, Tennessee 37189

Map and Parcel No.

041-01-0A-049.00

STATE OF TENNESSEE, COUNTY OF ROBERTSON,

The actual consideration given for this conveyance is **$-0-**

Affiant

Subscribed and sworn to before me this 22 day of Oct, 2019.

Notary Public
My Commission Expires: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
Jon T. Graves, Attorney at Law
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172