Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MD-SB-CTN-20-7811

Karen Johnson Davidson County
Batch# 535754 DEEDWARR
12/16/2020 10:39:21 AM 2 pgs
Fees: $13.00 Taxes: $885.78

20201216-0148489

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties

MAP/GROUP/PARCEL 182060A01100CO

NAME & ADDRESS OF NEW OWNER:
Juan P. Bonnacic and Christina Marie Bonacic
7811 Rainey Drive
Antioch, Tn 37013

SEND TAX BILLS TO:

new owners

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOHN NAGEL AND REBECCA BOYD, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JUAN P. BONACIC AND CHRISTINA MARIE BONACIC, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 11, on the Final Plat of Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to John Nagel and Rebecca Boyd, husband and wife, by Warranty Deed from Caleb Murphy and Julie-Ann Murphy, dated November 4, 2014, appearing of record in Instrument No. 20141110-0103585, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 7811 Rainey Dr, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23 day of November, 2020.

DWAYNE DEFREITAS NOTARY PUBLIC May 28, 2024 Prince George's County STATE OF MARYLAND

John Nagel

Rebecca Boyd

STATE OF ~~TENNESSEE~~ Maryland)
COUNTY OF ~~RUTHERFORD~~ Montgomery)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Nagel and Rebecca Boyd, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 5/28/24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

AFFIANT

Sworn to and subscribed before me this 23 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 5/28/24

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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