Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 537105 DEEDWARR
12/17/2020 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20201217-0149468

39-B
File #20-1496

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Kubicki and Laurel A. Kubicki, husband and wife and Linnea M. Bonacci and Timothy J. Bonacci, wife and husband**, as joint tenants with right of survivorship hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie H. Redwine, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Lot 51, Section 2, College Hill Subdivision, as shown on plats of record in Plat Book 2133, page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William B. Kubicki and Laurel A. Kubicki, husband and wife and Linnea M. Bonacci and Timothy J. Bonacci, wife and husband, as joint tenants with right of survivorship by deed from James Utley, IV, a single woman and Tracy Lynn Utley, a single woman, dated July 30, 2018, of record in Inst. No. 20180731-0074680, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 3608 Batavia Street, Nashville, TN 37209.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Julie H. Redwine**
**3608 Batavia Street**
**Nashville, TN 37209**

**RESPONSIBLE FOR TAX PAYMENT**
New owner

**TAX MAP-PARCEL #:**
**092-05-0-059.00**

**WITNESS THE EXECUTION HEREOF** this 14th day of December, 2020.

William B. Kubicki

**William B. Kubicki**

Laurel A. Kubicki

**Laurel A. Kubicki**

**State of** Washington
**County of** Thurston

On this 14th day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William B. Kubicki and Laurel A. Kubicki, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 6-11-2022

IVY LAUMAN
Notary Public
State of Washington
Commission # 200236
My Comm. Expires Jun 11, 2022

Linnea M. Bonacci by William B Kubicki, her attorney in fact

**Linnea M. Bonacci by William B. Kubicki, Attorney in Fact**

Timothy J. Bonacci by William B Kubicki, his attorney in fact

**Timothy J. Bonacci by William B. Kubicki, Attorney in Fact**

On this the 14th day of December, 2020 before me personally appeared William B. Kubicki, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linnea M. Bonacci and Timothy J. Bonacci, acknowledged that such person executed the same as the free act and deed of Linnea M. Bonacci and Timothy J. Bonacci.

Notary Public

My Commission Expires: ~~11/3/2020~~

IVY LAUMAN
Notary Public
State of Washington
Commission # 200236
My Comm. Expires Jun 11, 2022

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of December, 2020.

Notary Public

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024