Karen Johnson Davidson County
Batch# 589224 DEEDWARR
03/11/2021 09:34:30 AM 4 pgs
Fees: $23.00 Taxes: $499.13
20210311-0032166

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-21-981

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Terranova & Donna Terranova 2121 Baker Rd Goodlettsville, TN 37072	Daniel & Donna Terranova 2121 Baker Rd Goodlettsville, TN 37072	012-00-0-252.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Charles Boner and Leslie Boner, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Terranova and Donna Terranova, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 6:

Land in the 10th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 24,2007 and known as Job No. 070069 as follows:

Beginning at an iron pin found on the Northerly margin of Baker Road, said point of

beginning being Southwest corner of this tract and also being 438.09 feet east of the Southeast corner of the Teen Challenge International Nashville (Doc# 200606300078443 and D.B. 4322, Page 575 R.O.D.C.TN.); thence with the line of Tract 5 this survey North 27 degrees 32 minutes 57 seconds East 1174.55' to an iron pin set on the margin of the CSX Railroad property; thence with CSX S 60 degrees 28 minutes 47 seconds East 170.12' to an iron pin; thence leaving CSX South 27 degrees 28 minutes 25 seconds West 1049.70' to an iron pin; thence South 09 degrees 30 minutes 32 seconds West 64.84' to an existing iron pin; thence South 07 degrees 24 minutes 17 seconds West 219.98' to an existing concrete monument on the margin of Baker Road; thence with the margin of said Road (25' from the centerline) North 39 degrees 41 minutes 49 seconds West 15.36' to an iron pin found; thence North 35 degrees 43 minutes 31 seconds West 80.85' to an existing concrete monument; thence North 31 degrees 50 minutes 49 seconds West 210.13' to the point of beginning, containing 5.02 acres more or less.

Being the same property conveyed to Charles Boner and Leslie Boner, husband and wife by Warranty deed from Donnie R. Choate, married of record in Instrument No. 20180502-0041712 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: Baker Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 9th day of March, 2021.

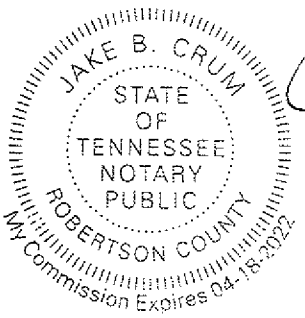
Charles Boner

Leslie Boner

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Boner and Leslie Boner** 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 for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of March, 2021.



Notary Public
My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021