Karen Johnson Davidson County
Batch# 627256 DEEDWARR
05/03/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210503-0058693

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 0-116078-RL

State of Tennessee}
County of Sumner}

The actual consideration or value, whichever is greater for this transfer is: $325,000

Katherine B. Smith
Affiant Signature

Subscribed and sworn to before me on this the 30th Day of April, 2021.

Notary Public

My Commission expires 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Steven Cordray
304 Bonnahurst Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 07509000500

WARRANTY DEED

Effective the 16th Day of April, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

David Ascension Bonilla and Dinora Bonilla, aka Dinora Bonilla Jiron, husband and wife, Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven Cordray, an unmarried man,**
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 579 on the Plan of SECTION SIX, HERMITAGE HILLS of record in Plat Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Ascension Bonilla and Dinora Bonilla, also known as Dinora Bonilla Jiron, husband and wife, by Warranty Deed from Opendoor Property C LLC, a Delaware limited liability company, of record in Instrument No. 20190812-0079783, in the Register's Office of Davidson County, Tennessee, dated July 10, 2019 and recorded on August 12, 2019.

Being the same property conveyed to Opendoor Property C LLC, a Delaware Limited Liability Company LLC, a Limited Liability Company, by Warranty Deed from Robert Woodrow-Albert Cole, married of record in Instrument No. 20190501-0040435, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019 and recorded on May 01, 2019.

Being the same property conveyed to Robert Woodrow-Albert Cole, by Warranty Deed from Steve Cramer unmarried, of record in Instrument No. 20160606-0056427, in the Register's Office of Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016.

This is an improved property commonly known as **304 Bonnahurst Dr, Hermitage, TN 37076**

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 16 day of April 2021

David Ascension Bonilla

State of ~~Tennessee~~ Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Ascension Bonilla,** the within named bargainer, 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 official seal at office, this 16 day of April 2021

Notary Public

My Commission expires: 2 / 23 / 25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dinora Bonilla aka Dinora Bonilla Jiron

Dinora Bonilla aka Dinora Bonilla Jiron

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dinora Bonilla aka Dinora Bonilla Jiron,** the within named bargainer, 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 official seal at office, this 16 day of April 2021

Notary Public

My Commission expires: 2 / 23 / 25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

