Karen Johnson Davidson County Batch# 633002 DEEDWARR 05/11/2021 10:40:30 AM 4 pgs Fees: $23.00 Taxes: $1,468.90 20210511-0063188	STATE OF ~~TENNESSEE~~ CA COUNTY OF Santa clara The actual consideration or value, whichever is greater, for this transfer is $397,000.00. Affiant Serena Bonafede, Brian Bonafede, Dina Bonafede Subscribed and sworn to before me, this 16th day of February, 2021. See Attached Notary Public My commission expires: _____
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Serena Bonafede **Brian and Dina Bonafede**	Serena Bonafede Brian and Dina Bonafede	**071-07-0G-032.00-CO**
110 Duke Street #32	1551 Dorcey lane	
Nashville, TN 37207	San Jose, CA 95120	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Geoffrey Borchgrevink, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Serena Bonafede, a single woman, and Brian Bonafede and Dina Bonafede, husband and wife.

(hereinafter called the "Grantee"), his 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 Unit No. 32 on the Plan of Trinity Heights Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180907-0089045 and amended in Instrument No. 20200316-0028784, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Geoffrey Borchgrevink, a married man by Warranty deed from 106 Duke St, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20191011-0104362 Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. 26-2-301, et seq., or other similar Tennessee law or statute.

This is improved property known as **110 Duke Street #32, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of March, 2021.

Geoffrey Borchgrevink

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Geoffrey Borchgrevink, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 3rd day of March, 2021.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000050-528

SP 11/2015

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 03/03/2021 before me, Jingwei Liu, Notary Public
(insert name and title of the officer)

personally appeared Serena Bonafede and Brian Bonafede and Dina Bonafede,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JINGWEI LIU
COMM. # 2332498
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES AUG. 25, 2024

Signature _____ **(Seal)**

True Copy Certification

I, Rebecca Horton, 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.

Rebecca Horton

Signature

State of RI

County of Kent

Personally appeared before me, Nicholas F. Iarocci, a notary public for this county and state, Rebecca Horton 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: 6/26/22

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022