Karen Johnson Davidson County
Batch# 676744 DEEDWARR
07/14/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210714-0094671

Name and Address of New Owner:
Corey Bonnette and
3374 Mimosa Drive
Nashville, TN 37211

Send Tax Statements To:
Corey Bonnette
3374 Mimosa Drive
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21061503

Map and Parcel: 133 08 0 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Barns and Sarah Barns, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Corey Austin Bonnette, an unmarried man**, 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:

Land in Davidson County,Tennessee, and being all of Lot No. 114, Plan of Glencoe Acres, Section I, according to survey and plat of same appearing of record in Book 1835, page 136, 137 & 138, in the Register's Office of Davidson County,Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
Said Lot No. 114 fronts 105 feet on the Northwesterly margin of Mimosa Drive and extends back 143.0 feet on the Northeasterly line and 143.5 feet on the Southwesterly line to a dead line in the rear, measuring 115.5 feet thereon.

Being the same property conveyed to Jason Barns and Sarah Barns, husband and wife by Warranty Deed filed for record on July 25, 2018 in Instrument Number 20180725-072589, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Gelcoe Acres of record in Book 2088, page 234 and Book 2105, page 633; All matters set forth on plat in Book 1835, page 136, 137 & 138; Additional restrictions of record in Book 1788, page 495; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4306, page 113; Easement to Southern Bell Telephone and Telegraph Company of record in Book 2099, page 408, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3374 Mimosa Drive, Nashville, TN 37211

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 do 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 assigns, 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.

WITNESS our hand this 9th day of July, 2021.

Jason Barns

Sarah Barns

State of Tennessee

County of ~~Rutherford~~ DAVIDSON KL

Personally appeared before me, Jason Barns and Sarah Barns with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th of July, 2021.

Notary Public
My Commission Expires: 4/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00.

Affiant Signature

Subscribed and sworn to before me, this 9th day of July, 2021.

Notary Public
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/09/2021.

Date

Emily Manno

Affiant Signature

07/09/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

