Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2021. Notary Public My commission expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 709510 DEEDWARR
09/02/2021 12:26:35 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20210902-0118505

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Matthew Bodnar and Samantha Bodnar	New Owner(s)	117 12 0 006.00
3507 Richards St.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARNIE C. FERREE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES MATTHEW BODNAR AND SAMANTHA BODNAR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being a portion of Lot No. 44 on the Map of Noel's Subdivision of Watkins Grove, not of record, and being more particularly described as follows:

Beginning at a point in the Westerly margin of Richards Street, formerly Avenue, said point being 14 feet Northwardly from the original Southeasterly corner of said Lot No. 44, said point also being the Northeasterly corner of the property acquired by David K. Smith, et ux. by Decree of the Chancery Court for said County, Tennessee Rule No. 92525, a certified copy of which is of record in Book 5751, Page 574, said Register's Office; thence Northwardly with the Westerly margin of said street, 186 feet to the Southeasterly corner of Lot No. 43 of said Subdivision; thence leaving the Westerly margin of said street, Westwardly 200 feet to a point, thence Southwardly 186 feet to Smith's Northwesterly corner, thence with Smith's Northerly line Eastwardly 200 feet to the point of beginning.

Being the same property conveyed to Marnie C. Ferree, by Quitclaim Deed from David A. Ferree, of record in Instrument No. 20210803-0103902, in the Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on August 03, 2021.

Being the same property conveyed to David A. Ferree and spouse, Marnie C. Ferree, by Warranty Deed from Jerry L. Thompson and spouse, Doris S. Thompson, of record in Book 8753, Page 948, in the Register's Office for Davidson County, Tennessee, dated October 08, 1992 and recorded on October 09, 1992.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3507 Richards Street, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2021.

Marnie C. Ferree

Marnie C. Ferree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marnie C. Ferree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2021.

J. B. M

Notary Public

My Commission Expires: 5-2-22

