WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13901-DS

Karen Johnson Davidson County
Batch# 729074 DEEDWARR
10/01/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211001-0132658

Name and Address of New Owner:
Mark Bonsiero and Sienna Bonsiero
3525 Harpeth Springs Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 141060C12200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Herndon, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Bonsiero and Sienna Bonsiero, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-00090205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Mark Herndon by Quitclaim Deed from Zondra Herndon, pursuant to a Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Docket #20D-1579 dated November 17th 2020 and recorded November 30th 2020 of record in Instrument No. 20201130-0138683 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Mark Herndon and Zondra Herndon, husband and wife by Warranty Deed from Richard T. Wells and Kimerlie C. Wells, husband and wife dated February 28th 2020 and recorded March 2nd 2020 of record in Instrument No. 20200302-0023186 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3525 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2021.

_____(SEAL)
Mark Herndon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2021, before me personally appeared Mark Herndon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2021.

_____
Notary Signature
My commission expires: 11-8-21

GREER FAIRBRETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2021.

_____
Notary Signature
My commission expires:

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 4-22-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 30, 2021.

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September 2021.

Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

