Karen Johnson Davidson County
Batch# 729246 DEEDWARR
10/04/2021 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,331.63
20211004-0132895

Prepared by:

REALTech Title, LLC
3001 Leadenhall Rd
Mt. Laurel, NJ 08054

Chester
STATE OF Virginia
COUNTY OF Chesterfield

The actual consideration or value, whichever is greater, for this transfer is 359,900.00

Shawn Douglas Cofield
REGISTRATION NUMBER
7891870
COMMISSION EXPIRES
February 29, 2024

Zachary Bonner and Dana Lynn Bonner
Affiant

Subscribed and sworn to before me this 3rd day of June, 2021.

Shawn Douglas Cofield
Notary Public Electronic Notary Public

Notarized online using audio-video communication

My Commission Expires: 02/29/2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
HPA US1 LLC	HPA US1 LLC	181-03-0A-009.00
120 S. Riverside Plaza Suite 2000	120 S. Riverside Plaza Suite 2000	
Chicago, IL 60606	Chicago, IL 60606	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Zachary Bonner and Dana Lynn Bonner, Husband And Wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HPA US1 LLC, a Delaware Limited Liability Company

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

See Attached

This is improved property located at 6540 Broken Bow Dr, Antioch, TN 37013, Davidson County

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, its successors and assigns, forever; and we do covenant with the said GRANTEE 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hands this 3rd day of June, 2021.

Zachary Bonner
Zachary Bonner

Dana Lynn Bonner
Dana Lynn Bonner

Chester
STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a notary public in and for said Chesterfield (County) and Virginia (State), the within named Zachary Bonner AND Dana Lynn Bonner, the bargainor(s), with whom I am personally acquainted, or who has provided sufficient evidence of identity, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Chesterfield, VA, this 3rd day of June, 2021.

Shawn Douglas Cofield
Notary Public Electronic Notary Public

My Commission Expires: 02/29/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Shawn Douglas Cofield
REGISTRATION NUMBER
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Legal Description

Land in Davidson County, Tennessee, being Lot No. 9 on the Subdivision plat of Section One, Indian Creek Estates, of record in Book 9700, Pages 556 and 557, Registers' Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Zachary Bonner and Dana Lynn Bonner, husband and wife, by Warranty Deed dated March 6, 2019, and recorded March 7, 2019, from Jaquita G. Taylor, unmarried, of record in Instrument Number 20190307-0020992, Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 181-03-0A-009.00

Property Address: 6540 Broken Bow Drive, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, ERNEST AZNING, 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 06/03/2021 (date of document).

Affiant Signature

10/1/2021
Date

State of New Jersey

County of BURLINGTON

Sworn to and subscribed before me this 1 day of OCTOBER, 2021.

Notary's Signature

MY COMMISSION EXPIRES: March 23, 2026

NOTARY'S SEAL

KARLA E VOLGARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50155441
MY COMMISSION EXPIRES MAR. 23, 2026