Karen Johnson Davidson County
Batch# 740183 DEEDWARR
10/20/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211020-0140782

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2021.

Elza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — ELIZA WHITFIELD — COUNTY OF DAVIDSON — MY COMM. EXPIRES MAY 5, 2025

MJ-Z-21-2114 May 5,2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy P. George	Community Mortgage	
(NAME) **2114 Jones Circle**	(NAME) 3401 College Blvd, Suite 220	071-04-0-188.00
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Leawood, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGHAN A. BONADIES AND MATTHEW GREGORY BONADIES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY P. GEORGE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Map of Section One, Joywood Heights of record in Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 170 fronts 60 feet on the Northerly margin Jones Circle and runs back 211 feet on the Easterly line and 211.7 feet on Westerly line, to a dead line, measuring 90 feet thereon.

Being the same property conveyed to Meghan A. Bonadies and Matthew Gregory Bonadies, wife and husband by Warranty deed from Ronnie A. Dillard and Claudia F. Grant and John E. Dillard and Patrick W. Dillard of record in Instrument No. 20190501-0040400 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 01, 2019.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Book 1130, Page 91, as amended in Book 1518, Page 183, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1373, Page 98, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2114 Jones Circle, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 13 DAY OF OCTOBER, 2021.

Meghan A. Bonadies by Kate Nyquist, Attorney-in-Fact
Meghan A. Bonadies by Kate Nyquist, Attorney-in-Fact

Matthew Gregory Bonadies by Kate Nyquist, Attorney-in-Fact
Matthew Gregory Bonadies by Kate Nyquist, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEGHAN A. BONADIES AND MATTHEW GREGORY BONADIES, and who acknowledged she executed the same as the free act and deed of the said MEGHAN A. BONADIES AND MATTHEW GREGORY BONADIES.

Witness my hand and official seal, this the 13th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/18/2021 (date of document).

Affiant Signature

10/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of October 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025