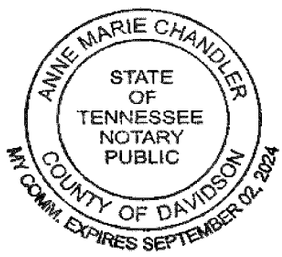
Karen Johnson Davidson County
Batch# 779457 DEEDWARR
12/23/2021 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20211223-0169900

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2021.

Notary Public

My commission expires: 09/02/2024

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:
Joshua Tinius and Tera Tinius	New Owner(s)	051-04-0-001.00
809 Joyce Lane		
Nashville, TN 37216		

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, **JOSHUA J. SONNENBURG, AN UNMARRIED MAN AND JAY DALE SONNENBURG, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA TINIUS AND TERA TINIUS, 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 Lot No. 15 on the Plan of Blair Heights, Section IV of record in Plat Book 2331, Page 60, 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. 15 fronts 125 feet on the west side of Donna Drive and runs back between parallel lines 320 feet to a dead line.

Being the same property conveyed to Joshua J. Sonnenburg and Jay Dale Sonnenburg by Warranty deed from John O. Holcomb, unmarried of record in Instrument No. 20160906-0093115 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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 218 Donna Drive, Madison, TN 37115, 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 17th day of December, 2021.

Joshua J. Sonnenburg

STATE OF New York
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua J. Sonnenburg, 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 17th day of December, 2021.

Notary Public

My Commission Expires: 04/20/2024

Marjorie Gay
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GA6406880
Qualified in Monroe County
Commission Expires 4/20/2024

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December, 2021.

Jay Dale Sonnenburg

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jay Dale Sonnenburg, 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 17th day of December, 2021.

Notary Public

My Commission Expires:
12-7-2021

SHARON S MILLER
Notary ID #124242587
My Commission Expires
December 7, 2025

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 12/21/2021 (date ~~of document~~).

Affiant Signature

12/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of December, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025