WARRANTY DEED

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Megan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-7-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PLLC
Stewart Title Company Tennessee Division, 121 1st Avenue S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Bonzell	New Owner	074 04 0 024.00
(NAME)	(NAME)	
120 Jacksonian Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, I/we Jason Scott Peart, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Susan Bonzell, an unmarried woman hereinafter called the GRANTEE(S), his/her/their 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. 1059, on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said County.

Said Lot No. 1059 fronts 83 feet on the northwesterly margin of Jacksonian Drive and runs back between lines measuring 222 feet on the northeasterly line and 219.45 feet on the southwesterly line, to a dead line in the rear measuring 79.15 feet thereon.

Being the same property conveyed to Victor Norman Gregory, Sr. by Special Warranty Deed from First American National Bank, dated 02/05/1998 and recorded 02/18/1998, of record in Book 10797, Page 577, Register's Office for Davidson County, Tennessee.

The said Victor Norman Gregory, Sr., died testate on 03/29/2019, devising subject property to Victor Norman Gregory, Jr. and Raymond S. Gregory, as evidenced in File No. 19P767, Probate Court Clerk's Office and Affidavit of Inheritance recorded as Instrument No. 201906060054333, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor Norman Gregory, Jr. by Quit Claim Deed from Raymond S. Gregory, dated 09/19/2019 and recorded 10/07/2019, of record in Instrument 201910070102618, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Scott Peart by Warranty Deed from Victor N. Gregory Jr., dated 07/02/2021 and recorded 07/07/2021, of record in Instrument 202107070091604, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 791278 DEEDWARR
01/14/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220114-0006229

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 120 Jacksonian Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 7th day of January, 2022.

Jason Scott Peart

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Scott Peart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of January, 2022.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

Certificate of Authenticity

I, **Nick Harris**, 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 1-7-2022.

Affiant Signature

1-7-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of January, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY