Karen Johnson Davidson County
Batch# 794718 DEEDWARR
01/25/2022 08:06:30 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20220125-0008813

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Linda M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2022.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virigina Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-11555-NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
100 Bonnabrook, LLC, a Tennessee limited liability company	100 Bonnabrook, LLC, a Tennessee limited liability company	08601006900
(NAME)	(NAME)	
1946 Westholme Avenue	1946 Westholme Avenue	
(ADDRESS)	(ADDRESS)	
Los Angeles CA 90025	Los Angeles CA 90025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BONNA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **100 BONNABROOK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, as shown on an unrecorded survey made by John D. McCormick, 6040 Hagars Grove Pass, Hermitage, TN. 37076, RLS#674, dated January 25, 2013, entitled "The Marvin Roger Hurley Property", and being all of the property described in Book 5370, Page 220, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at an iron rod in the Northerly margin of Bonnabrook Drive, said point being the Southwesterly corner of the McDonald's Corp. property recorded in Book 4635, Page 210, Register's Office for Davidson County, Tennessee, and being the Southeasterly corner of the property herein described; thence along the Northerly margin of Bonnabrook Drive along a curve to the right with a radius of 1,374.0 feet, a distance of 100.00 feet to an iron rod; thence North 31 degrees 50 minutes East, a distance of 231.9 feet to an iron rod at the edge of a branch; thence South 53 degrees 49 minutes East, a Distance of 39.0 feet to an iron rod in said branch; thence South 31 degrees 50 minutes West, a distance of 49.5 feet to an iron rod; thence South 84 degrees 16 minutes East, a Distance of 71.4 feet to an existing concrete monument; thence South 32 degrees 41 minutes West, a Distance of 207.1 feet to the point of beginning and containing 0.48 acres, more or less.

Being the same property conveyed to Bonna, LLC, a Tennessee limited liability company by Deed dated February 5, 2019, from Bonnabrook, LLC, of record in Instrument Number 201902130013465, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 100 Bonnabrook Drive, Nashville, TN 37076
(House No.) (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 GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 13 day of January 2022.

Bonna, LLC, a Tennessee limited liability company

BY: Luke Searcy
Luke Searcy
Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Luke Searcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of Bonna, LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 1/13/2022 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY