Karen Johnson Davidson County
Batch# 817323 DEEDWARR
03/08/2022 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20220308-0026423

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5502-2022

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00. Katherine Warren AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2022 NOTARY PUBLIC My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
G&W Holdings, LLC P.O. Box 1955 Mt. Juliet, TN, 37121	Same address as new owner	090-08-0-161

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($365,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACOB M. WELTY, ERIC J. BONNICHSEN, AND CASEY LEE BONNICHSEN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **G&W HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Gailey Wood Subdivision, as of record in Book 2663, Pages 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jacob M. Welty, an unmarried man, and Eric J. Bonnichsen, an unmarried man, and Casey Lee Bonnichsen, unmarried man, as joint tenants with rights of survivorship from Tara Deselms Stephens and Kenneth D. Stephens, wife and husband, by Warranty Deed dated 09/27/2019 and recorded 10/01/2019 in Instrument No. 20191001-0099764, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X_ improved property, known as: Nashville, TN

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of February, 2022

GRANTOR(S)

Jacob M. Welty

Eric J. Bonnichsen

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jacob M. Welty, Eric J. Bonnichsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of Feb, 2022.

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022

Casey Lee Bonnichsen

Casey Lee Bonnichsen

STATE OF IOWA
COUNTY OF LOUISA

Personally appeared before me, a Notary Public, Casey Lee Bonnichsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of Feb, 2022.

NOTARIAL SEAL IOWA
MARLENE BLAKLEY
Commission Number 775559
My Commission Expires
November 1, 2024

Marlene Blakley
Notary Public

Marlene Blakley
Printed Notary Name

My commission expires: 11/01/2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/24/22 (date of document).

Jennifer L. Pennell

2/24/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

