RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220239628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,035,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2022.

Notary Public
My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Karen Johnson Davidson County
Batch# 826725 DEEDWARR
03/23/2022 10:06:20 AM 2 pgs
Fees: $13.00 Taxes: $3,829.50

20220323-0033239

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William R. Boatwright and Elissa Estopinal 901 Montrose Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118-01-0-323.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony M. Bonadio and wife, Paige H. Bonadio** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William R. Boatwright and Elissa Estopinal, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 153, on the Plan of Montrose Place, of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 153 which is a corner tract, fronts 51 feet on the Southerly margin of Montrose Avenue, formerly Bethel Street and extends back along the Westerly margin of 9th Avenue South, formerly Duke Street, 95 feet on the Easterly line and 51 feet and 9 inches on the Southerly line along the Northerly margin of an alley and 102.8 feet, more or less, on the Westerly line, to a point of intersection.

Being the same property conveyed to Anthony Bonadio and wife, Paige Bonadio by Warranty deed from David Lee Tabb, unmarried of record in Instrument No. 20100708-0053555 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 08, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

This is improved property located at 901 Montrose Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2022.

Anthony M Bonadio

Paige H Bonadio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony M Bonadio and Paige H Bonadio, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025