Karen Johnson Davidson County
Batch# 835775 DEEDWARR
04/06/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220406-0040080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

File #22-DM-4838-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caitlin Daffron and Jonathan Holway	BETTER MORTGAGE CORPORATION	
(NAME)	(NAME)	
4838 SHEFFIELD DR	2704 ALT 19 NORTH	147-03-0-002.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	PALM HARBOR, FL 34683	
(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 consideration, the receipt of which is hereby acknowledged, **STEPHEN P. BOHN AND SUSAN ELISABETH BLACK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN DAFFRON AND JONATHAN HOLWAY, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The land referred to in this policy is described as follows; Land in Davidson County, Tennessee, being Lot 10 on the Plan of Elysian Park, Section 2, of Record in Flat Book 2854, Page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Stephen P. Bohn, unmarried man by Warranty deed from Michael Shaw, unmarried of record in Instrument No. 20131104-0114505 Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on November 4, 2013.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 2854, Page 40, Register's Office for Davidson County, Tennessee.
*Restrictions of record in Book 2904, Page 583, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
*Restriction contained in the deed of record in Instrument Number 20121217-0115834, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4838 Sheffield Drive, Nashville, TN 37211**.

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), their heirs and 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), their heirs 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 my/our hand(s) this the 25th day of March, 2022.

Stephen P. Bohn

Susan Elisabeth Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2022, before me personally appeared Stephen P. Bohn and Susan Elisabeth Black, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 03/31/2022 ____ (date of document).

Affiant Signature

03/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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