PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

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

CRT File No. 220540989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $690,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

Notary Public
My Commission Expires: 12-08-2024

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 866365 DEEDWARR
06/02/2022 12:09:28 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00
20220602-0063802

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blair Solomon Bonfini and Nicholas Peter Bonfini 411B Eastboro Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 091-13-4B-002.00-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, **Blake Jeter and Molly Schiller n/k/a Molly Jeter, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Blair Solomon Bonfini and Nicholas Peter Bonfini, wife and husband as joint tenants**, ("Grantees"), their successors, 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 Unit B, 411 Eastboro Drive Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181024-0105309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blake Jeter and Molly Schiller, both unmarried, as joints tenants with right of survivorship by Warranty deed from Deborah Neill and James Cole of record in Instrument No. 20190821-0083870 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 21, 2019.

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.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 116, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9049, Page 108, 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181024-0105309, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for 411 Eastboro Drive Residences Homeowners' Association of record in Instrument Number 20181030-0107537, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 411B Eastboro Drive Nashville TN 37209

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, Grantors have executed this instrument on this 31st day of May, 2022.

Blake Jeter

Molly Jeter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blake Jeter and Molly Jeter, 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 31st day of May, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 28. 2026