This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-17915-RC

Karen Johnson Davidson County
Batch# 887441 **DEEDWARR**
07/12/2022 10:53:29 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00

20220712-0079946

STATE OF TENNESSEE
COUNTY OF Davidson

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2022.

Notary Public
My Commission Expires: 10/2/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chiayin Chin-Bonner 404 Lemont Drive Nashville, TN 37216	New Owner	061 05 0A 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jacob Taggart Neumar and Laura Anne Adkins, husband and wife and Robert William Neumar, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Chiayin Chin-Bonner, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 39, Poplar Glen, A Horizontal Property Regime, as created and as established under Master Deed and Bylaws recorded in Book 7534, Page 591, as amended in Book 7548, Page 612 and Book 7654, Page 439, and as shown on the Plan for Poplar Glen, Phase II recorded in Plat Book 6900, Page 764, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jacob Taggart Neumar and Laura Anne Adkins, husband and wife and Robert William Neumar, a married man, as joint tenants with right of survivorship, by Warranty Deed from Richard Chance Strickland, an unmarried man, of record in Instrument No. 20190425-0038298, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019 and recorded on April 25, 2019.

This property is not a primary residence of the Grantor Robert William Neumar and as such is not subject to any homestead, dower or other marital interest.

☒This is improved property located at: **404 Lemont Drive, Nashville, TN 37216**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-22-404

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 7th day of July, 2022.

GRANTOR:

Jacob Taggart Neumar

Laura Anne Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jacob Taggart Neumar, Laura Anne Adkins,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2022.

GRANTOR:

Robert William Neumar

STATE OF Michigan
COUNTY OF Washtenaw

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert William Neumar**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2022.

Notary Public USHA NAIDU
My Commission expires: Feb 7th 2024

USHA NAIDU
Notary Public – State of Michigan
County of Washtenaw
My Commission Expires Feb 7, 2024
Acting in the County of Washtenaw