This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 891007 DEEDWARR
07/19/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220719-0082871

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $600,000

Affiant Signature

Subscribed and sworn to before me on this the 13 day of July 2022.

Notary Public

My Commission expires 7/7/25

CHRISTINE SISSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Macey Nosbisch
871 Bloomdale Trace,
Hermitage, TN 37076
SEND TAX BILLS TO:
Macey Nosbisch
871 Bloomdale Trace,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 086120C04800 CO

WARRANTY DEED

22NT00903

Effective the 13th Day of July, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Eliezer Bonilla Acevedo, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Macey Nosbisch

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows to wit:
Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 48, Section Five, Tulip Grove Pointe, a shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property as conveyed to Eliezer Bonilla Acevedo, a married man by Warranty Deed from Three Star Homes LLC dated 08/20/2020 recorded 08/272020 in Book -, Page -, as Document Number 20200827-0097088, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 871 Bloomdale Trce, Hermitage, TN 37076-1622

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands ~~this the~~ the 13th day of July, 2023.

Eliezer Bonilla Acevedo

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Eliezer Bonilla Acevedo,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Trey Goatz

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trey Goatz,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Trey Goatz joins in this deed for purposes of conveying martial interest

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 7/13/2022, (date of document).

Affiant Signature

7/19/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON