Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County 39-B
Batch# 901955 DEEDWARR 1286
08/11/2022 10:05:41 AM 2 pgs
Fees: $13.00 Taxes: $1,849.82
20220811-0091285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karol Chudy and Amanda Marie Chudy, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Davin Bonnett,** A Single Man, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 108 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description for said Unit.

Being the same property conveyed to Karol Chudy and Amanda Marie Chudy, husband and wife by Warranty deed from Woodstock Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191227-0133995 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 27, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1225 4th Avenue South #108, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Tyler Davin Bonnett
1225 4th Avenue South #108
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
105-03-0R-008.00

WITNESS THE EXECUTION HEREOF this 9th day of August, 2022.

Karol Chudy

Amanda Marie Chudy

State of Tennessee)
County of Davidson)

On this 9th day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karol Chudy and Amanda Marie Chudy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 499,950.00.**

Affiant

Sworn and subscribed before me on this the 9th day of August, 2022.

Notary Public

My Commission Expires: 10-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County