This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17993-AP

Karen Johnson Davidson County
Batch# 902948 DEEDWARR
08/12/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $4,698.63
20220812-0091916

STATE OF TENNESSEE
COUNTY OF Davidson

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

The actual consideration or value, whichever is greater, for this transfer is $1,269,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy Christopher Dunn Christina Sato Boncyk 1204 Taggartwood Rd Brentwood TN 37027	Timothy Christopher Dunn Christina Sato Boncyk 1204 Taggartwood Rd. Brentwood, TN 37027	159-06-0-014

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, **John P. Havill, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Christopher Dunn and Christina Sato Boncyk, husband and wife**, 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 all of Lot No. 4, Taggartwood, according to survey and plat of same appearing of record in Book 4175, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John P. Havill, a married person by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated June 30, 2020, recorded July 2, 2020, of record in Instrument No. 20200702-0071688, Register's Office for Davidson County, Tennessee.

Cassie Havill joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1204 Taggartwood Road, Brentwood, TN 37027**

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 10th day of August, 2022.

GRANTOR:

John P. Havill

Cassie Havill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John P. Havill and Cassie Havill, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2022.

Notary Public
My Commission expires: _____

202208120091916

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/10/2022** (date of document).

Affiant Signature

8/10/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **August**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

