Karen Johnson Davidson County
Batch# 906461 DEEDWARR
08/22/2022 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220822-0094843

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

DWIGHT D. BONIFACIUS, ET UX

TO: WARRANTY DEED

JORDAN AVERY

THIS WARRANTY DEED OF REALTY, executed as of the 19th day of August, 2022, by Grantor, DWIGHT D. BONIFACIUS and KAREN L. BONIFACIUS, husband and wife, to Grantee, JORDAN AVERY, a single man,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being all of Unit No. 46 Villas at Ransom Park (A Horizontal Property Regime), according to plat appearing of record in Master Deed in Instrument No. 20051025-0128829 and amended in Instrument No. 20061002-0121910, of the Register's Office of Davidson Count. Tennessee, to which plat reference is hereby made for more complete detail of location and description of said lot.
>
> Being the same property conveyed to Dwight D. Bonifacius and Karen L. Bonifacius, husband and wife, by Warranty Deed from Stones River Homes, Inc., A Tennessee Corporation, dated June 27, 2008, recorded July 8, 2008 at 10:01 AM, appearing of record in Instrument No. 20080708-0070039, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Master Deed and By-Laws of record in Instrument No. 20051025-0128829, amended and restated in Instrument No. 20061002-0121910, Instrument No. 20080314-0026053 and Instrument No. 02280502-0044959; Charter of HOA in Instrument No. 20051025-0128823; Sanitary Sewer/Storm Drainage in Instrument No. 20001213-0122751 and Stormwater Detention Agreement in Instrument No. 20010206-0011474, Instrument No. 20010724-0078014; to any and all matters shown on said plat of record in Master Deed in Instrument No. 20051025-0128829 amended in Instrument No. 20061002-0121910; of said Register's Office.
>
> This is improved property known as 1026 Capital Funds Ct., Nashville, TN 37217
>
> *The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.*

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by

plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DWIGHT D. BONIFACIUS Grantor

KAREN L. BONIFACIUS Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Dwight D. Bonifacius and Karen L. Bonifacius, husband and wife, the within named bargainor(s), 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.

Witness my hand and seal at office this the 19th day of August, 2022

My Commission Expires: 8-30-2025

CHRISTINA M. BARTEE NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Notary Public

Property Owners Name
and Mailing Address:
Jordan Avery
1026 Capital Funds Ct.
Nashville, TN, 37217

Person or Entity Responsible for
Payment of Property Taxes:
SAME/OWNER

Property Address:
1026 Capital Funds Ct.
Nashville, TN, 37217

Map and Parcel No.
135-10-D-046.00-CO

STATE OF TENNESSEE,
Montgomery COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $260,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 19th day of August, 2022.

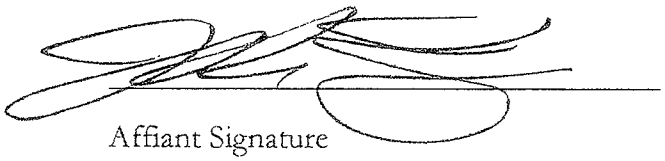
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/19/2025

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 11 19 2025 COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/19/22.



Affiant Signature

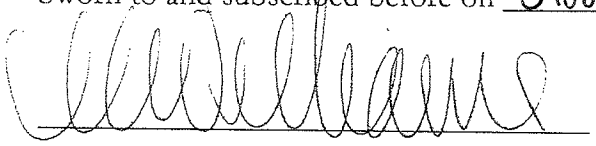
8/22/22

Date

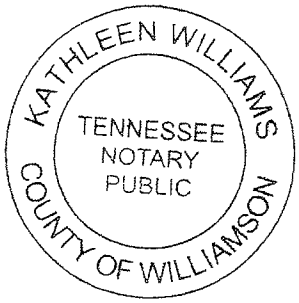
State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/22.



Notary Public



My Commission Expires: 5.23.23