Karen Johnson Davidson County
Batch# 911176 DEEDWARR
09/01/2022 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,322.25
20220901-0098437

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $627,636.20
MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	Affiant Subscribed and sworn to before me, this 29th day of August, 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Timothy Casey Dunn and Paula T. Dunn 900 20th Ave S. Unit #1407 Nashville, TN 37212	New Owner	Tax Parcel ID No. 092-16-0E-148.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINA SATO BONCYK, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TIMOTHY CASEY DUNN AND PAULA T. DUNN, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1407, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Christina Sato Boncyk by Warranty Deed from Daniel C. Tracy and Cheryl Tracy, husband and wife of record in Instrument No. 20171121-0119508 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 21, 2017. (Value of consideration shown in aforementioned deed $458,000.00.)

The spouse of Grantor, Timothy Christopher Dunn, is signing this Deed to convey his marital interest in the property.

This is improved property commonly known as: **900 20th Ave S. Unit #1407, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of August, 2022.

CHRISTINA SATO BONCYK

TIMOTHY CHRISTOPHER DUNN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINA SATO BONCYK AND TIMOTHY CHRISTOPHER DUNN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of August, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

Notary Public
My Commission Expires:

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 **8/29/2022** (date of document).

Affiant Signature

8/29/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **AUGUST**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

