WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 912841 DEEDWARR
09/06/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220906-0099930

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-081440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tyler Coggin	Redstone Federal Credit Union	
(NAME)	(NAME)	
3911 Dodson Chapel Road, Unit 22	220 Wynn Drive	086-14-0C-022-00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Huntsville, AL 35893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT BRUCE BONNER AND RALPH EDWARD BONNER AND DEBORAH JANE BONNER AND PATRICIA ANN BONNER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TYLER COGGIN, UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 22 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, amended in Instrument 20170524-0051721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vernon K. Bonner and wife, Beverly D. Bonner by Warranty Deed from Richard A. Nelson, a married person, dated 04/11/2003, of record in Instrument 20030421-0052384, Register's Office for Davidson County, Tennessee.

The said Vernon K Bonner died on November 23, 2003 leaving Beverly D. Bonner as the sole surviving tenant by the entirety.

The said Beverly D. Bonner died intestate on February 2, 2022 leaving Robert Bruce Bonner, Ralph Edward Bonner, Deborah Jane Bonner and Patricia Ann Bonner as her sole heirs at law as evidenced by Affidavit of Heirship dated 8/29/22, filed for record on _____ in Instrument No. 202209060099928, Register's Office for Davidson County, Tennessee.
See also, Order Appointing Administrator entered on May 4, 2022 in Probate Minunte Book 130, Page 293, Case No. 2022PR233, Probate Court for Wilson County, Tennessee.

Said property is not the primary residence of the grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☒ property, known as 3911 Dodson Chapel Road, Unit 22, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this the 1st day of September, 2022

Robert Bruce Bonner

Ralph Edward Bonner by Robert Bruce Bonner his attorney in fact

Deborah Jane Bonner

Patricia Ann Bonner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Robert Bruce Bonner and Deborah Jane Bonner and Patricia Ann Bonner, the within named bargainor, with whom I am personally acquainted (or proved to my 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, this the 1st day of September, 2022.

Notary Public

My Commission Expires: 11/15/25

(SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF
COUNTY OF DAVIDSON

On this the 1st day of September, 2022, before me personally appeared Robert Bruce Bonner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ralph Edward Bonner, and who acknowledged he/she/they executed the same as the free act and deed of the said Ralph Edward Bonner.

Witness my hand and official seal, this the 1st day of September, 2022.

Notary Public

My Commission Expires: 11/15/25

(SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or 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 9/1/22.

Affiant
Date: 9/6/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of September, 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON