This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19576-TC

Karen Johnson Davidson County
Batch# 942136 DEEDWARR
11/16/2022 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221116-0122186

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2022.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Henderson Bonner, Sr. and Kimi Danielle Bonner 7917 Indian Springs Drive Nashville, TN 37221	First Community Mortgage 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	128 10 0A 066.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Loren Black and Luann Black, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Henderson Bonner, Sr. and Kimi Danielle Bonner, husband and wife**, hereinafter called the Grantees, 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. 51, on the Plan of Section Two, Pine Forest, as shown by plat appearing of record in Plat Book 11700, Pages 3, 4, 5 & 6, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Loren Black and Luann Black, husband and wife, by Warranty Deed from Phillip Wilson Bradley and Raye Lynne Bradley, husband and wife, of record in Instrument No. 20070403-0039746, in the Register's Office of Davidson County, Tennessee, dated March 30, 2007 and recorded on April 03, 2007.

This is improved property located at: **7917 Indian Springs Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 16th day of November, 2022.

GRANTOR:

Loren Black

Luann Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loren Black and Luann Black, the within named bargainors, 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 16th day of November, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 16, 2022.

Tori Cole

Affiant Signature

Date: 11/16/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 16, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM