Karen Johnson Davidson County
Batch# 945125 DEEDWARR
11/28/2022 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221128-0124582

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18280-RR

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF BUCKS

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Commonwealth of Pennsylvania - Notary Seal
DENISE ELIZABETH VARALLO - Notary Public
Philadelphia County
My Commission Expires October 25, 2025
Commission Number 1221607

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

Denise Elizabeth Varallo
Notary Public
My Commission Expires: October 25, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth Creighton 2601 Aspen Drive Nashville, TN 37208	New Owner	081-06-0-104.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Morgan J. Bonner, and Christopher J. Bonner, tenants in common**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth J. Creighton**, hereinafter called the Grantee, his 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 Lot No. 22 on the Plan of Cumberland Gardens, Section Five of record in Plat Book 3300, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morgan J. Bonner, and Christopher J. Bonner, tenants in common by Warranty deed from BPI Crabtree Family Investments II, LLC, a Tennessee limited liability company of record in Instrument No. 20200306-0025524 Register's Office for Davidson County, Tennessee, dated March 03, 2020 and recorded on March 06, 2020.

This is improved property located at: **2601 Aspen Drive, Nashville, TN 37208.**

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 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:

Christopher J. Bonner

Morgan J. Bonner

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF Bucks

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher J. Bonner and Morgan J. Bonner, 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.

Denise Elizabeth Varallo
Notary Public
My Commission expires: October 25, 2025

Commonwealth of Pennsylvania - Notary Seal
DENISE ELIZABETH VARALLO - Notary Public
Philadelphia County
My Commission Expires October 25, 2025
Commission Number 1221607

Tennessee Certification of Electronic Document

I, Sarah K. Hudson, 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 11/16/2022 (date of document).

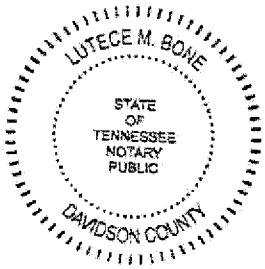
Sarah K. Hudson
Affiant Signature

November 28, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of November, 2022.



NOTARY'S SEAL

Lutece Bone
Notary's Signature

MY COMMISSION EXPIRES: 01-08-2024