Karen Johnson Davidson County
Batch# 950949 DEEDWARR
12/13/2022 02:20:05 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221213-0129337

This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Lesley Brooke Taylor
Affiant

Subscribed and sworn to before me, this 13 day of DECEMBER, 2022.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 9/07/26

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lesley Brooke Taylor	New Owner	Parcel One 042 04 0 072.00
1039 Highland Circle		Parcel Two 042 04 0 071.00
Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth Barry Bonifay, Trustee of the Kenneth Barry Bonifay Living Trust dated July 2, 2013,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Lesley Brooke Taylor and Rodney Reuben Nichols, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Braswell Subdivision, of record in Plat Book 5190, Page 617, Register's Office for said County and to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kenneth Barry Bonifay, as Trustee of the Kenneth Barry Bonifay Living Trust u/a dated July 2, 2013, by Quitclaim Deed from Kenneth Barry Bonifay, of record in Instrument No. 20151109-0114114, in the Register's Office of Davidson County, Tennessee, dated October 28, 2015 and recorded on November 9, 2015.

Being the same property conveyed to Kenneth Barry Bonifay, by Warranty Deed from John Jeongsik Yoon and wife, Susie Myungwha Yoon f/k/a Jeong Sik Yun and wife, Mynug Wha Yun, of record in Instrument No. 20150611-0055306, in the Register's Office of Davidson County, Tennessee, dated June 9, 2015 and recorded on June 11, 2015.

Parcel 2:

Beginning at an iron pin, said pin being a common corner to properties owned by Villa S. Braswell, recorded in Deed Book 3400, Page 570, Tillman Jones, recorded in Deed Book 2143, Page 302, and Arthur D. Jenkins, recorded in Deed Book 5209, Page 593 in the Register's Office of Davidson County, Tennessee, and being the Northwest corner of the herein described tract; thence, with the common boundary line of said Braswell and Jenkins South 89 degrees 18 minutes East 121.10 feet to an iron pin, said pin being said Jenkins' Southeast corner and the Southwest corner of property owned by the Madison congregation of Jehovah's witnesses, recorded in Deed Book 5176, Page 693 in the Register's Office of Davidson County, Tennessee; thence, severing said Braswell's property according to the following two calls: South 0 degrees 23 minutes 40 seconds East 166.64 feet to an iron pin, North 89 degrees 18 minutes West 140.35 feet to an iron pin in said Jones Easterly boundary line; thence, with said boundary line North 6 degrees 12 minutes 40 seconds East 167.38 feet (previous deed erroneously stated 388.95 feet) to the beginning containing 0.50 acres.

Being the same property conveyed to Kenneth Barry Bonifay, trustee of the Kenneth Barry Bonifay Living Trust U/A dated July 2, 2013 by Warranty Deed from Arthur D. Jenkins, surviving tenant by the entirety of Mary Catherine Jenkins, of record in Instrument No. 20160713-0071787 (as corrected in Instrument No. 20160901-0092071), in the Register's Office of Davidson County, Tennessee, dated July 8, 2016 and recorded on July 13, 2016.

This is improved property known as 1039 Highland Circle, Madison, TN 37115.

This conveyance is further 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, and (5) 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 Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 our hands this 13 day of DECEMBER, 2022

Kenneth Barry Bonifay

KENNETH BARRY BONIFAY, TRUSTEE

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH BARRY BONIFAY, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further stated that he is the trustee of the Kenneth Barry Bonifay Living Trust dated July 2, 2013, and as such trustee had authority to so act.

Witness my hand and seal this 13 day of December, 2022.

Notary Public
Commission expiration date: 12/9/07/26

