Karen Johnson Davidson County
Batch# 956154 DEEDWARR
12/29/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20221229-0133647

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2022.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Sonsino	**New Owner**	**07002008100**
2010 Lombardy Ave		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 812 Shawnwood Cir Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Sonsino, married 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:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Shawnwood, Section 5, of record in Plat Book 6050, Page 408, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 812 Shawnwood Cit Trust, by Warranty Deed from Elizabeth Darden, dated October 27, 2022, of record in Instrument No. 20221028-0116772, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elizabeth Darden, by Warranty Deed from Dy Properties, LLC, dated September 25, 2003, of record in Instrument No. 20031002-0145439, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (X) unimproved (____) property known as 812 Shawnwood Cir, Nashville, TN 37218.

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 in 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.

_____ Date: 12-22-22

The 812 Shawnwood Cir Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 812 SHAWNWOOD CIR TRUST and that he is authorized by THE 812 SHAWNWOOD CIR TRUST to execute this instrument on its behalf.

Witness my hand this 22 day of **DECEMBER, 2022.**

_____
Notary Public
My commission expires: 11/3/2025

EGDANIEL ENCARNACION
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathryn Sipos, 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 12/22/2022.
Date

Kathryn Sipos
Affiant Signature

12/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of December, 2022.

Notary's Signature
My Commission Expires: 11/3/2025

Notary's Seal (if on paper)

EGDANIEL ENCARNACION
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON