Karen Johnson Davidson County
Batch# 973748 DEEDWARR
02/23/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $44.40
20230223-0012909

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $12,000.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3-3-2026
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam & Jacobson Investments, LLC 908 Division St, Apt. 1517 Nashville, TN 37203	New Owner	095-07-0-032

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alex W. Bonner, trustee of Alex W. Bonner Trust, dated August 5, 2009**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Adam & Jacobson Investments, LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Commencing at a concrete monument (found) in the westerly margin of Woodberry Drive, said monument being the northeast corner of lot 9 Cloverdale Subdivision as of record in Plat Book 2133, Page 9, R.O.D.C.,Tn. and the southeast corner of the property conveyed to Sherry L. Brown as evidenced in Deed Book 9412, Page 580; thence, with the south line of said Brown property and the north lines of lot 9, 10, and a portion of 11 of Cloverdale Subdivision, North 82 degrees 30 minutes 13 seconds West 200.00 feet to an iron rod (set) in the northerly line of lot 11; thence, continuing along the north boundary line of aforementioned Cloverdale Subdivision North 82 degrees 30 minutes 13 seconds West 237.40 feet to an iron rod (set) in the north line of lot 14 and the east line of lot 2 on the Resub of lot No. 1 Reflections Executive Park as evidenced in Plat Book 9600, Page 21 R.O.D.C.,Tn; thence, with the east line of said lot 2, North 06 degrees 08 minutes 02 seconds East 163.91 feet to an iron rod with no cap (found), said rod being the northwest corner for this herein described tract and the southwest corner of the property conveyed to Nikki Lynn Loven as evidenced in Deed Book 9776, Page 613 R.O.D.C.,Tn. Thence, with Loven's south line South 83 degrees 33 minutes 52 seconds East 237.52 feet to an iron rod (set), said rod being the northeast corner of this tract and the northwest corner of the aforementioned Brown property; thence, with Brown's west line South 06 degrees 11 minutes 41 seconds West 168.30 feet to the point of beginning containing 39,437 S.F., or 0.91 Acres more or less.

Being part of the same property conveyed to B & W Investments, a Tennessee partnership consisting of Alex W. Bonner and Jim Woolems by Deed from Henry Haile, as Successor Trustee, dated 03/05/1987, of record in Book 7158, Page 90, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alex Bonner by Quitclaim Deed from B & W Investments, a Tennessee partnership comprised of Jim Woolems and Alex Bonner, dated 12/14/1990, of record in Book 8276, Page 782, corrected and re-recorded in Book 8333, Page 805, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alex W. Bonner, as Trustee of the Alex W Bonner Trust by Quitclaim Deed from Alex Bonner, dated 08/05/2009, of record in Instrument 20090812-0075945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 0 Woodberry Drive, Nashville, TN 37214

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 21st day of February, 2023.

Alex W. Bonner Trust, dated August 5, 2009

BY: Alex W Bonner Trustee
Alex W. Bonner
Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alex W. Bonner Trust, dated August 5, 2009 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of February, 2023.

JJ Stacey
Notary Public

My Commission Expires: 10/11/25
(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 23, 2023 (date of document).

Affiant Signature

February 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023