| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **425,000.00**.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/23/2023**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 7/15/26<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 984618 DEEDWARR
03/24/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230324-0021788

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4621

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Christopher Michael Lowe and Eliana Angeline Rejas** | New Owner | **053-06-0A-081.00 CO** |
| (NAME)<br>**2172 Riverway Drive** | (NAME)<br>, | |
| (ADDRESS)<br>**Old Hickory, TN, 37138** | (ADDRESS)<br>, | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lee A. Bond and Shannon R. Bond, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Michael Lowe and Eliana Angeline Rejas, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 81 on the Plan of Phase 2, Waterford Subdivision, as of record in Plat Book 7900, Page 412, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee A. Bond and Sharon R. Bond, husband and wife by Deed dated March 20, 2001, from Joseph A. Katavich and wife, Cynthia K. Katavich, recorded

May 16, 2001, in Instrument Number 20010516-0050849, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2172 Riverway Drive, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **March, 2023**.

Lee A. Bond

Shannon R. Bond

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lee A. Bond and Shannon R. Bond,** with whom I am personally acquainted, or proved 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 official seal on this the **23rd** day of **March, 2023**.

NOTARY PUBLIC

My Commission Expires: 12-05-2026

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

# Certificate of Authenticity

I, Joshua A. Terry, 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 3/23/2023.

Affiant Signature

3/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/24/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON