Karen Johnson Davidson County
Batch# 1007048 DEEDWARR
05/24/2023 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230524-0039182

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238259B

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$550,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this_____ day of May, 2023.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 24th day of May, 2023, among:

CHRISTINE TONNIES, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANDREA BOCKENSTEDT, UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 158, SouthPoint SP, Phase 1, as shown on plat of record in Instrument No. 20191015-0105617, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christine Tonnies, a single woman by deed from SouthPoint of TN, LLC, a Tennessee limited liability company, dated November 16, 2020, of record in Instrument No. 20201120-0136793, Register's Office for Davidson County, Tennessee.

This property being known as 141 Lenham Drive, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christine M. Tonnies

Christine Tonnies

RENEE MINNECI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 28, 2025

State of ILLINOIS

County of DuPage

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Christine Tonnies**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2023.

Renee M Minneci

Notary Public
My Commission Expires: 11/28/2025

Owner Name & Property Address:

Name: Andrea Bockenstedt
Address: 141 Lenham Drive
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: Primis Mortgage
Address: 1133 Ocean Avenue
City, State, Zip: Lakewood, NJ 08701

Tax ID: 181-15A-158.00

Certificate of Authenticity

I, Nick Harris, 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 May 24, 2023.

Affiant Signature

5/24/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026