Karen Johnson Davidson County
Batch# 1021263 DEEDWARR
06/30/2023 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230630-0050104

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238418 **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 **$405,000.00** 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 26th day of June, 2023. Notary Public My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

THIS INDENTURE, made this 26th day of June, 2023, among:

SUSAN BONZELL, AN UNMARRIED WOMAN

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

AND

SIERRA MICHELLE BRUNI AND UNMARRIED WOMAN AND CHERI R RODRIGUES, A MARRIED WOMAN AS JOINT TENANTS WITH RIGHT OR SURVIVORSHIP

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. 1059, on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said, County.

Said Lot No. 1059 fronts 83 feet on the Northwesterly margin of Jacksonian Drive and runs back between lines measuring 222 feet on the Northeasterly line and 219.45 feet on the Southwesterly line, to a dead line in the rear measuring 79.15 feet thereon.

Being the same property conveyed to Susan Bonzell, an unmarried woman by Warranty Deed from Jason Scott Peart, dated January 7, 2022, of record in Instrument No. 202202114-0006229, Register's Office for Davidson County, Tennessee.

This property being known as 125 Jacksonian Drive, Hermitage, TN 37076.

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.

Susan Bonzell

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Susan Bonzell, 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 26th day of June, 2023.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Sierra Bruni and Cheri R Rodrigues
Address: 120 Jacksonian Drive
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: New owner
Address: 120 Jacksonian Drive
City, State, Zip: Hermitage, TN 37076

Tax ID: 074-04-024.00

Certificate of Authenticity

I, Emily Manno, 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 **6/26/23**.

Date

Affiant Signature

6/26/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026