Karen Johnson Davidson County
Batch# 1050652 DEEDWARR
09/15/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20230915-0072618

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Heather Bonsall
911 Beavercreek Way
Antioch, TN 37013

SEND TAX BILLS TO
New Owner

MAP/PARCEL
175-02-0B-069.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LEIGH-ANN MARIE TREECE, UNMARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **HEATHER BONSALL, A SINGLE WOMAN** ("Grantee" herein), her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County**, **State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 903, on the Horizontal Property Regime for Old Hickory Commons, Section Two and Three, as recorded in the Master Deed of record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759 and in Instrument No. 20140207-0011094, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LEIGH-ANN MARIE TREECE AND JOSHUA WYLIE TREECE, A MARRIED COUPLE, by deed from DERRICK D. WRIGHT, A SINGLE MAN, of record in Instrument No. 20190725-0073314, dated July 25, 2019 said Register's Office. JOSHUA WYLIE TREECE having since died on or about June 3, 2023 leaving LEIGH-ANN MARIE TREECE as surviving tenant by the entirety.

This is improved property known as: 911 Beavercreek Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever 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, the GRANTOR has hereunto set his hands as of this 12th day of September, 2023.

LEIGH-ANN MARIE TREECE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **LEIGH-ANN MARIE TREECE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 12th day of September, 2023.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$277,000.00.**

Affiant

Sworn to and subscribed before me this 14th day of September, 2023.

Notary Public

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-14-2026

My Commission Expires:

Certificate of Authenticity

I, Tonya Loftin, 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 **September 12, 2023**.

Date

Tonya Loftin
Affiant Signature

September 15, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)