Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1063473 DEEDWARR
10/20/2023 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231020-0082575

39-B
File #23-1239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **April Banker and Teresa Pugh, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara Nicoletta Bogach, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Hill-N-Dale Acres of record in Plat Book 2900, Page 33 and 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet on the Westerly side of Crownhill Drive, and runs back 153.7 feet on the North line and 149.1 feet on the South line to a dead line in the rear which measures 131.9 feet.

Being the same property conveyed to April Banker, an unmarried woman and Teresa Pugh, an unmarried woman, as joint tenants by deed from Ellen W. Dorris, unmarried, dated June 19, 2019 of record in Instrument No. 20190620-0059680, Register's Office for Davidson County, Tennessee. April Banker and Teresa Pugh are now married.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 913 Crownhill Drive, Nashville, TN 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Sara Bogach
913 Crownhill Drive
Nashville, TN 37217

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
106-15-0-034.00

WITNESS THE EXECUTION HEREOF this 20th day of October, 2023.

April Banker

Teresa Pugh

State of Tennessee
County of Davidson

On this 20th day of October, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named April Banker and Teresa Pugh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of October, 2023.

Notary Public

My Commission Expires: 4/26/25

ELIZABETH G. COOPER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **10/20/2023** [DATE].

AFFIANT SIGNATURE

10/20/2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **20th** day of **October**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

