Name and Address of New Owner:
BonAcres, LLC
521 Fairground Ct
Nashville, TN 37211

Send Tax Statements To:
Bon Acres, LLC
521 Fairground Ct
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23121778

Map and Parcel: 171 12 0A 034.00

Karen Johnson Davidson County
Batch# 1093201 DEEDWARR
01/24/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,523.40
20240124-0004560

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry M. Lewis and wife, Brenda D. Lewis**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **BonAcres, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND lying in the 32nd Councilmatic District of Davidson County, Tennessee, being Lot No. 33 on the Plat of Section Two of the Addition to Brelan Park at Saddlewood, R40 Residential P.U.D., of record in Book 7900, page 963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry M. Lewis and wife, Brenda D. Lewis by Warranty Deed filed for record on November 1, 1996 in Book 10246, page 670, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Brelan Park at Saddlewood of record in Book 8891, page 850 and as supplemented in Book 9462, page 398, Book 9480, page 387, Book 9670, page 494 and Instrument Number 20180608-0055204; All matters as set forth per plat of record in Book 7900, page 963; HOA Charter of record in in Book 9462, page 547; By-Laws of Breland Park at Saddlewood Homeowners' Association of record in Book 8891, page 869; Quitclaim Deed to Breland Park Homeowners' Association for Open Space of record in Book 10370, page 281; Tennessee Codes Agreement for Electrical Permit of record in Book 6012, page 981; Stormwater Detention Agreement of record in Book 9401, page 827 and Book 9401, page 832; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7883, page 311; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6008 Ridge Farm Place, Brentwood, TN 37027

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS our hand this 12th day of January, 2024.

Larry M. Lewis

Brenda D. Lewis

State of Missouri

County of Saint Louis

Personally appeared before me, Larry M. Lewis and Brenda D. Lewis with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th of January, 2024.

Notary Public
My Commission Expires: 18 April 2024

TYRONE E BAKER
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 15419203
My Commission Expires 04-18-2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $682,000.00.

Affiant Signature

Subscribed and sworn to before me, this 16th day of January, 2024.

Notary Public
My Commission Expires: 8-15-26

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 1/12/24 (date of document).

Affiant Signature

1/23/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of January, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025