Karen Johnson Davidson County
Batch# 1103337 DEEDWARR
02/21/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,408.70
20240221-0011965

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246796**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 38032 The actual consideration or value, whichever is greater, for this transfer is: $651,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2024. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES SEPTEMBER 25

WARRANTY DEED

Address New Owner: Morgan Ginn and Tyler K. Ginn 607 Oakley Drive Nashville TN 37220	Send Tax Bills To: Capstar Bank, 2002 Richard Jones Rd #A300, Nashville TN 37215	Tax Information: Tax Parcel ID No. 160 03 0 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thompson Bonner and Samantha Bonner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler K. Ginn and Morgan Ginn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled HAILEYWOOD ESTATES, SECTION IV, of record in Plat Book 2330, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samantha Lynn Bonner and Thompson James Bonner, Wife and Husband, by Warranty Deed from Kyle S. Langley and Anne B. Langley, husband and wife, of record in Instrument No. 20210302-0026609, in the Register's Office of Davidson County, Tennessee, dated February 12, 2021, and recorded on March 02, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION IV, as recorded in Plat Book 2330, Page(s) 59.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2481, Page 390.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6692, Page 655.

This is improved property located at 607 Oakley Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2024.

Thompson James Bonner

Samantha Lynn Bonner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thompson James Bonner and Samantha Lynn Bonner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/21/24 (date of document).

Affiant Signature

2/21/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027