WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF EBRUARY, 2024.

Notary Public

Y COMMISSION EXPIRES: (AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite
Nashville, TN 37215

Karen Johnson
Batch # 1105890
02/29/2024 09:25:13 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20240229-0013886

T-TAG-24-604A

ASHLEY S CHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
604A Hume Street Trust, dated February 26, 2024	**New Owner**	
(NAME) **604 A Hume Street**	(NAME)	**081-12-0-360.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP BONACCORSO AND FIONA BURNS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **604A HUME STREET TRUST, DATED FEBRUARY 26, 2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly one half of Lot No. 25 on the Plan of The Homestead Addition Estate of D. T. McGavock of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 25 feet on the Northerly side of Hume Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Philip Bonaccorso and Fiona Burns, husband and wife by Warranty Deed from Kyle E. Keene and Sarah J. Keene, husband and wife of record in Instrument Number 20221114-0120969, in the Register's Office for Davidson County, Tennessee, dated November 08, 2022 and recorded on November 14, 2022.

This conveyance is subject to:
- Taxes for the year 2024, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20130501-0043609, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 A Hume Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 28th DAY OF FEBRUARY, 2024.

Philip Bonaccorso by Margaret Means, Attorney in Fact

Fiona Burns by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILIP BONACCORSO AND FIONA BURNS, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIP BONACCORSO AND FIONA BURNS.

Witness my hand and official seal, this the 28th of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212