WARRANTY DEED

Karen Johnson Davidson County
Batch # 1124366 DEEDWARR
04/18/2024 10:14:49 AM 2 pgs
Fees: $13.00 Taxes: $8,621.00

20240418-0027727

J-MM-24-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

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)
Bonnabrook Apts, LLC	**New Owner**	
(NAME)	(NAME)	
105 Bonnabrook Dr.		**086-01-0-085.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **JONATHAN RUNION, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BONNABROOK APTS, LLC, A LIMITED LIABILITY COMPANY,** 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 Lot No. 1 on the Plan of Re-Subdivision of Lot 2, Hermitage Professional Mall, of record in Plat Book 5210, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Runion, a married person by Warranty Deed from Dan Heller of record in Instrument No. 20200805-0086532, in the Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 05, 2020.
Said property is not and never was the the primary residence for Jonathan Runion.

This conveyance is subject to:
- Subject to property taxes for the year 2024, and subsequent years, which are a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 143, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the ALTA/NSPS Land Title Survey of Lot 27 and Part of Lot 28, Map of Donelson Park Place, completed by Campbell, McRae & Associates, Surveying, Inc. dated 02/21/2024, showing the following matters;
- Easement and Grant of Right-of-Way of record in Book 5442, Page 628, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Bonnabrook Dr., Hermitage, Tennessee 37076**.

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 16 DAY OF APRIL, 2024.

Jonathan Runion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN RUNION, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212