WARRANTY DEED

2024-26

Karen Johnson Davidson County
Batch# 1134357 DEEDWARR
05/13/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,714.95
20240513-0035193

State of Tennessee
County of ~~Davidson~~ W.I.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ~~10th~~ 13th day of May, 2024.

(Affix Seal) Notary Public
My Commission Expires: 2-7-27

AMY CROSSNANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen Boncimino 1407 A 14th Avenue N Nashville, TN 37208	NEW OWNER	081.16-1D-002.00 CO

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, I/we, **J Word Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen Boncimino, an unmarried man** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit A, of 1407 14th Avenue N, A Horizontal Property Regime with Private Elements, of record in Declarations of Covenants, Conditions and Restrictions recorded in Instrument #20220502-0050442, as corrected in Instrument #20220517-0056664 and Instrument #20220608-0065520, and Instrument #20220713-0080418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate description of said property.

Being the same property conveyed to J. Word Properties, LLC from Word Ventures, LLC by Quitclaim Deed dated April 7, 2022 and recorded May 2, 2022 in Instrument #20220502-0050441, and revised by Scriveners Affidavit of record in Instrument #20220713, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1407 A 14th Avenue N, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 10th day of May, 2024.

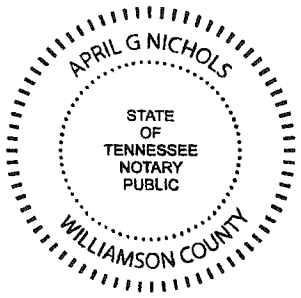
J Word Properties, LLC,
By: Jason Word, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jason Word, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of J. Word Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the J. Word Properties, LLC, as Managing Member.

Witness my hand and seal this 10th day of May, 2024

NOTARY SIGNATURE
Notary Expires: 7-6-2027



I, Sheri Engel, 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 this 10th day of May, 2024

Sheri Engel

Dated 5/13/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 13th day of May, 2024

My commission expires: 2/1/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY