Karen Johnson Davidson County
Batch # 1140893 DEEDQC
05/30/2024 10:39:23 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20240530-0040077

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Suite 130** **Nashville, TN 37215** **File #240547764**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Shelby) The actual consideration for this tr $80,000.00 Affiant Subscribed and sworn to before me, this 22 day of May, 2024. Notary Public My Commission Expires: Sept. 23, 2026

CEDRIC DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 23, 2026

QUITCLAIM DEED

Address New Owner: Sarah C. Bonner 5025 Hillsboro Pike 18-F Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131 01 0D 151.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Grace Bonner, Trustee of the Grace Bonner Revocable Trust dated March 26, 1997 and Sarah C. Bonner,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Sarah C. Bonner, unmarried,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Unit No. 151, also known as Apartment No. 18-F on the Plan of GEORGETOWN APARTMENTS of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description, together with the appurtenant interest in the general and limited common elements of 5025 HILLSBORO HOMEOWNERS' ASSOCIATION, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grace Bonner, Trustee of the Grace Bonner Revocable Trust dated March 26, 1997 and Sarah C. Bonner, by Warranty Deed from Ray Garwacki Jr. and Connie W. Garwacki, husband and wife, of record in Instrument No. 20200709-0074730, in the Register's Office of Davidson County, Tennessee, dated July 07, 2020 and recorded on July 09, 2020.

Whenever used, the singular number 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 22nd day of May, 2024.

Grace Bonner Revocable Trust dated March 26, 1997

Grace Bonner, Trustee

STATE OF TN)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grace Bonner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Trustee of Grace Bonner Revocable Trust dated March 26, 1997, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 22 day of May, 2024.

Notary Public
My Commission Expires: Sept. 23, 2026

CEDRIC DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 23, 2026