This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Wayne

Actual consideration or value, whichever is greater is $490,000.00.

Affiant

CONSTANCE Y. ADAMS
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Apr. 21, 2025
Acting in the County of Wayne

Subscribed and sworn before me this the 11 day of August, 2024.

Notary Public
My commission expires: 4/21/2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Colin Fausnaught	Lending Hand Mortgage, LLC	007-14-0 008.00
1912 Graceland Dr.	510 Lentz Drive	
Goodlettsville, TN 37072	Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEANETTE ANITA BONI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COLIN FAUSNAUGHT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section Four Grizzard Manor of record in Plat Book 4675, Page 156, 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 Jeanette Anita Boni and David A. Kuczinski, wife and husband, by deed dated 09/25/2020, from Diana L. Pridgen, unmarried and Cynthia Peevler, unmarried, of record in Instrument No. 20201104-0129098, Register's Office for said County.

The said David A. Kuczinski having since died on 12/21/2023 leaving Jeanette Anita Boni as sole surviving tenant by the entirety.

THIS IS IMPROVED PROPERTY KNOWN AS 1912 Graceland Dr., Goodlettsville, TN 37072.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1174775 DEEDWARR
08/27/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240827-0065818

Witness my hand this the 19 day of August, 2024.

Jeanette Anita Boni

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeanette Anita Boni, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of August, 2024.

My commission expires: 4/21/2025

Notary Public

CONSTANCE Y. ADAMS
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Apr. 21, 2025
Acting in the County of Wayne

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/19/2024.

Affiant Signature

8/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202408270065818