Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2408D0078

Warranty Deed

Karen Johnson Davidson County Batch # 1182375 DEEDWARR 09/17/2024 09:43:55 AM 2 pgs Fees: $13.00 Taxes: $1,424.50 20240917-0071791	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2024. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC VINCENT RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexander J. Bonyata and Granville S. Bonyata	Same	059-04-0A-228.00-CO
3140 Bridgepoint Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FELIPE PENA, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER J. BONYATA, AN UNMARRIED MAN, AND GRANVILLE S. BONYATA, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 171 on the Plan of Final Plat of Phase 4,5 and 6 Brookview Subdivision of record in Plat at Instrument No. 20060303-0025044, 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 Judy E. Pena and husband, Phillip Pena by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061219-0156192 Register's Office for Davidson County, Tennessee, dated December 14, 2006 and recorded on December 19, 2006.

Being the same property conveyed to Felipe Pena and Jeaninne Pena by Quitclaim Deed from Angela Lapietra, Alexa Valentin and Felipe Pena of record in Instrument No. 20180608-0055345 Register's Office for Davidson County, Tennessee, dated June 07, 2018 and recorded on June 08, 2018.

Note: The said Philip Pena, intestate died on June 14, 2009.

Note: The said Judy E. Pena died intestate on October 12, 2015. Pursuant to the Affidavits of Heirship recorded in Instrument 201806080055343 and Instrument 201806080055344 Register's Office for Davidson County, Tennessee, and by operation of law, the property has vested to Angela LaPietra, Alexa Valentin, and Felipe Pena, as the sole heirs-at-law for Judy E. Pena.

Being the same property conveyed to Felipe Pena by Quitclaim Deed from Jeaninne Marie Irwin f/k/a Jeaninne Pena of record in Instrument No. 20200930-0111741 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 30, 2020.

Note: Final Decree of Divorce entered on May 5, 2020, in the Third Circuit Court for Davidson County, Tennessee, in the case of Jeaninne Marie Pena v. Felipe Avery Owen Pena, Docket Number 19D2125, Jeaninne Maris Irwin f/k/a Jeaninne Pena

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3140 Bridgepoint Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2024.

Felipe Pena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of September, 2024.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025