Name and Address of New Owner:
Savannah Bonty

Send Tax Bills To:

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson
Batch # 1184710
09/23/2024 09:47:03 AM
Fees: $13.00 Taxes: $1,272.43
Davidson County
DEEDWARR
2 pgs
20240923-0073419

Map & Parcel No: 173-09-0A-187.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brinton Kyle Loggins, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Savannah Bonty, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, being Lot No. 133 on the Plan of Phase B, Lenox Village, of record in Instrument #20031024-0157237, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brinton Kyle Loggins, a single man, from Susan E. Kimmel by Warranty Deed dated April 9, 2021 and recorded April 15, 2021 in Instrument #20210415-0050199, said Register's Office.

Property more commonly know as 7826 Heaton Way, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of September, 2024.

Brinton Kyle Loggins (SEAL)
Brinton Kyle Loggins

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of September, 2024, before me personally appeared Brinton Kyle Loggins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2024.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/2027

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $343,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Sworn to and subscribed before me this 19th day of September, 2024.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/2027