THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1187014 DEEDWARR
09/26/2024 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240926-0074803

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Hillary Goodall Bonham, as Trustee, Affiant

Subscribed and sworn to before me,
this 26th day of September, 2024.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Griffin Allan Bonham and Hillary Goodall Bonham, Co-Trustees of the Griffin and Hillary Bonham Revocable Trust 1410 East Riverwood Drive Nashville, TN 37216	Silverton Mortgage 1201 Peachtree Street NE Suite 2050 Atlanta, GA 30361	062 13 0 005.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **GRIFFIN BONHAM and wife, HILLARY BONHAM** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **GRIFFIN ALLAN BONHAM and HILLARY GOODALL BONHAM, as Co-Trustees of the GRIFFIN AND HILLARY BONHAM REVOCABLE TRUST administered under agreement dated September 26, 2024** (the "Grantee"), its

successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being part of Lot No. 31 on the Map of Riverwood Subdivisions, as of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made May 15, 1937, by Z.J. Wilkinson, Surveyor, as follows:
>
> Beginning at a point in the southerly margin of an unnamed Avenue, now called East Riverwood Drive, as widened, 200 feet East of the easterly margin of an unnamed Street; thence South 6 degrees 30' East 175 feet to a stake; thence easterly 114.5 feet to a stake; thence, northerly 176 feet to the southerly margin of the first mentioned unnamed Avenue, or East Riverwood drive; thence, with the margin of the same westerly 95 feet to the beginning.
>
> Being the same property conveyed by Randy L. Neff, a single man, to Griffin Bonham and Hillary Bonham, husband and wife, by deed dated October 6, 2020, recorded as Instrument Number 20201007-0116414, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Deed of Trust of record as Instrument Number 20201007-0116415, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated October 6, 2020, from Hillary Bonham, Griffin Bonham, husband and wife, to Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage, in the original principal amount of Three Hundred Sixteen Thousand Two Hundred Fifty Dollars and No Cents ($316,250.00).
>
> This is improved property commonly known as 1410 East Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 26th day of September, 2024.

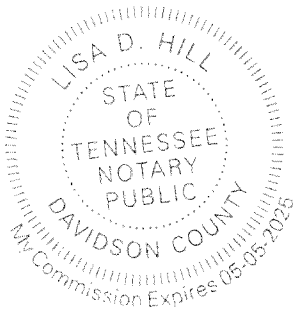
GRIFFIN BONHAM

HILLARY BONHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRIFFIN BONHAM and HILLARY BONHAM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 26th day of September, 2024.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 September 26, 2024

9-26-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

