Warranty Deed

Karen Johnson Davidson County Batch# 1206657 DEEDWARR 11/19/2024 12:36:30 PM 3 pgs Fees: $18.00 Taxes: $3,270.80 20241119-0089725	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $884,000.00 DaNita Lane Affiant Subscribed and sworn to before me, this the 15th day of November, 2024. Kim Peel Notary Public My commission expires: 3/1/25

KIM PEEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
Griffin and Hillary Bonham Revocable Trust	New Owner(s)	061-12-0-098.00
1238 Plymouth Avenue	1410 E. Riverwood Dr.	
Nashville, TN 37216	Nashville, TN 37216	

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, **LAGUNAS OCHOA HOMES, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRIFFIN ALLAN BONHAM AND HILLARY GOODALL BONHAM, CO-TRUSTEES OF GRIFFIN AND HILLARY BONHAM REVOCABLE TRUST, DATED SEPTEMBER 26, 2024**, 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. 75 on the Map of Eastdale Place, a Subdivision of Part of Lot No. 4 in the Division of the William Williams Land, of record in Plat Book 547, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terrence L. Snyder and wife, Susan K. Snyder and Harriett C. Karsch by Warranty Deed from Charles D. Underwood, Jr and wife, Martha Love Underwood of record in Book 8391, page 600, Register's Office for Davidson County, Tennessee, dated June 28, 1991 and recorded on July 03, 1991.

Terrence L. Snyder died May 22, 1999 leaving Susan K. Snyder as the surviving tenant by the entirety as to his interest in the above referenced property. Harriett C. Karsch died intestate on October 11, 1996 leaving her only Child, Susan K. Snyder as her sole heir at law.

Being the same property conveyed to Katie L. Snyder by Quitclaim Deed from Susan K. Snyder of record in Instrument No. 20210326-0040150 Register's Office for Davidson County, Tennessee, dated March 4, 2021 and recorded on March 26, 2021.

Being the same property conveyed to Lagunas Ochoa Homes, LLC, a Georgia Domestic Limited Liability Company by Warranty Deed from Katie Lee Snyder, an unmarried woman of record in Instrument No. 20240408-0024916 Register's Office for Davidson County, Tennessee, dated April 01, 2024 and recorded on April 08, 2024.

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 1238 Plymouth Avenue, Nashville, TN 37216, 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 15th day of November, 2024.

Lagunas Ochoa Homes, LLC, a Georgia Limited Liability Company

By: _____
Guadalupe Ochoa Lagunas, Authorized Member

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 Guadalupe Ochoa Lagunas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Lagunas Ochoa Homes, LLC, a Georgia Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2024.

_____
Notary Public

My Commission Expires: 3-3-25

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **11/14/24** (date of document).

Affiant Signature

11/14/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **14th** day of **November**, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202411190089725