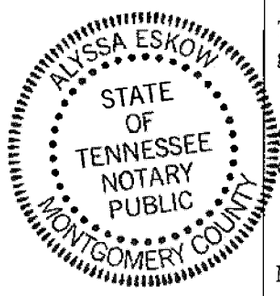
Karen Johnson Davidson County
Batch# 1234836 DEEDWARR
02/06/2025 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20250206-0009179

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $555,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of February, 2025. Notary Public My commission expires: 4/18/2026

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:
Owen Lewis	New Owner	061-15-0-155.00
1113B Sunnymeade Drive		
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, **DANIELLE BORUNDA, AN UNMARRIED WOMAN, AND SEAN DA COSTA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OWEN LEWIS,** A Single Man, 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. 31 of Block "B" on the Plan of Sunnymeade of record in Plat Book 843, Pages 4 & 5, shown on a resubdivision of Sunnymeade, of record in Book 974, pages 56 & 57, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 60 feet on the northerly margin of Sunnymeade Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to David L. Boone et ux Mary R. Boone by Warranty Deed from John E. Clemmons et ux Marion A. Clemmons of record in Book 5127, page 842, Register's Office for Davidson County, Tennessee, dated March 23, 1977 and recorded on March 25, 1977.

David Lee Boone died July 5, 2009, leaving Mary R. Boone as the surviving tenant by the entirety. Mary Ella Boone died February 12, 2023, her estate being administered through Davidson County Probate Court, Docket No. 23P396.

Being the same property conveyed to Girl Tribe Ventures, LLC, a Tennessee limited liability company and Stephanie Marie McElvy, married, by Warranty Deed from Angela Garton, as Personal Representative and heir of the Estate of Mary Ella Boone, dated November 7, 2023 and recorded November 14, 2023 in Instrument No. 20231114-0088763, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Danielle Borunda, unmarried woman and Sean Da Costa, an unmarried man, as joint tenants by Warranty Deed from Girl Tribe Ventures, LLC, a Tennessee limited liability company and Stephanie Marie McElvy, married of record in Instrument No. 20240201-0007157 Register's Office for Davidson County, Tennessee, dated January 30, 2024 and recorded on February 01, 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 1113B Sunnymeade Drive, 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 3rd day of February, 2025.

Danielle Borunda

Sean da Costa

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Danielle Borunda and Sean da Costa, 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 3rd day of February, 2025.

See Attached APN
Notary Public

My Commission Expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of MARIN } **S.S.**

On 02-03-2025 before me, CLIVE K. PRASAD NOTARY PUBLIC
Name of Notary Public, Title

personally appeared DANIELLE BORUNDA
Name of Signer (1)

JOAN DA COSTA
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CLIVE K. PRASAD
COMM. #2409534
Notary Public - California
Sonoma County
My Comm. Expires July 28, 2026

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

WARRANTY DEED

containing 3 pages, and dated 2-3-25.

The signer(s) capacity or authority is/are as:

- ☑ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☑ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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Certificate of Authenticity

I, Joshua A. Terry, 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 2/8/2025.

Affiant Signature – Joshua A. Terry

2/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/8/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27