WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $347,777 00

AFFIANT

Subscribed and sworn to before me this the 10th day of February, 2025

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1237554
02/13/2025 02 28 52 PM
Fees $13 00 Taxes $1,286 77

Davidson County
DEEDWARR
2 pgs

20250213-0011106

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 25-1005 BONNER

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jessica Bonner	~~SAME AS NEW OWNER~~ PRIMARY RESIDENTIAL MTG	
(NAME)	(NAME)	
3116 Earhart Rd	1480 NORTH 2200 WEST	098-00-0-026.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SALT LAKE CITY, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jose E. Salazar and Carmen M. Salazar, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Bonner a married woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a tract of land on the southerly side of Earhart Road, of record in Deed Book 10399, Page 515, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License No. 1673, dated August 10, 1997, as follows :

BEGINNING at the southwest corner of the Dorothy Ballentine property, of record in Deed Book 5629, Page 758, Register's Office, Davidson County, Tennessee; said point also being the southeast corner of the within conveyed property; thence North 84 degrees 00 minutes 39 seconds West, 155 37 feet to a point in the easterly line of the Richard Kelly Gleaves land, of record in Book 10289, Page 63, said Register's Office; thence North 00 degrees 52 minutes East, 145.09 feet to a point in the easterly line of Richard Kelly Gleaves land; thence continuing along said easterly line North1 degree 26 minutes 23 seconds East, 28 80 feet to a point, thence South 80 degrees 52 minutes 22 seconds East, 78 07 feet to a point; thence along a curve in the southern boundary of Earhart Road, a distance of 98.38 feet to a point in the westerly boundary of the Dorothy Ballentine property, thence South 5 degrees 18 minutes 26 seconds West, 133.98 feet to the point of beginning.

Being the same property conveyed to Ernesto Salazar and wife Teresa Salazar and Jose E. Salazar and wife Carmen M Salazar by Warranty Deed from Charles T Cox and wife Pamela L. Cox and Kenneth R. Parsons and wife Belinda Gave Parsons of record in Book 10590, page 704, Register's Office for Davidson County, Tennessee, dated August 28, 1997 and recorded on September 2, 1997. Ernesto Salazar having since died 12/19/01, leaving Teresa Salazar as his surviving tenant by the entirety.

Being the same property conveyed to Jose E. Salazar and wife Carmen M. Salazar by Quit Claim Deed from Teresa Salazar of record in Instrument No 20220509-0052887 Register's Office for Davidson County, Tennessee, dated May 09, 2022 and recorded on May 09, 2022.

DESIGNATED as Tax ID: 098-00-0-026.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1st-SH-25-3116

This is
unimproved ☐
improved ☒ property known as 3116 Earhart Rd, Hermitage, TN 37076

(House Number)	(Street)	(P O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of February, 2025.

Jose E Salazar

Carmen M. Salazar

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Jose E. Salazar and Carmen M. Salazar husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained Witness my hand and official seal, this the 10th day of February, 2025.

Kristi McCoy
Notary Public

My Commission Expires
3/6/27

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON