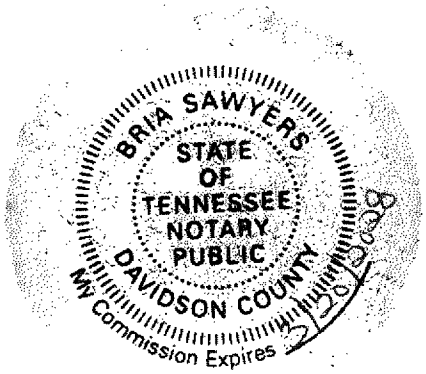
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23771-DJ

Karen Johnson Davidson County
Batch# 1240662 DEEDWARR
02/25/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250225-0014055

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Kirsten Vorder
Affiant

Subscribed and sworn to before me, this the 25th day of February, 2025.

Bria Sawyers
Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany Rogers 2614 Bethwood Drive Nashville TN 37207	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	061-13-0-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Trevor Bond, an unmarried man, and Victor Scott Bond and Maria Bond, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brittany Rogers,** unmarried, hereinafter called the Grantee(s), her 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 all of Lot No. 132, Section 2, Shepardwood Subdivision, according to survey and plat of same appearing of record in Book 4460, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Trevor Bond, an unmarried man and Victor Scott Bond and Maria Bond, husband and wife by Quitclaim Deed from Limitless Investing, LLC, a Tennessee limited liability company, dated April 4, 2024, recorded April 5, 2024, of record in Instrument No. 20240405-0024162, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2614 Bethwood Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2025.

GRANTOR:

Victor Scott Bond

Maria Bond

STATE OF INDIANA
COUNTY OF HANCOCK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victor Scott Bond, and Maria Bond, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that THEY executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of February, 2025.

CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

Notary Public
My Commission expires: 3/8/2032

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2025.

GRANTOR:

Trevor Bond

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trevor Bond, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/25/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/25/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

