THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8172-WE

Karen Johnson Davidson County
Batch# 1253393 DEEDWARR
03/28/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20250328-0023404

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 980,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **3433 Stokesmont Rd, LLC** | New Owner | |
| 3433 Stokesmont Road | | 117-07-0-128.00 |
| Nashville, TN 37215 | | |
| (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, **Jennifer Leigh Bonnet**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3433 Stokesmont Rd, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the south half of Lot No. 111 on the Plan of Map of the North part of Noel's Subdivision of Watkins Grove of record in Plat Book 547, Page 156, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the Westerly side of Hord Street runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jinx S. Woods Trustee by Quitclaim Deed from Bernard L. Bonnet and J. Lee Bonnet of record in Book 6025, Page 889, Register's Office for Davidson County, Tennessee, dated March 14, 1983, and recorded on March 24, 1983 and within the same deed the said Jinx S. Woods, Trustee conveyed his interest in the subject property to J. Lee Bonnet.

The said J.Lee Bonnet (also known as Jessie Lee Bonnet) died on January 14, 2025. Under the provisions of the Will of Jessie Lee Bonnet [filed with the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket Number 25P288], the property was devsed unto Jennifer Leigh Bonnet.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3433 Stokesmont Road, Nashville, TN 37215**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this the 21 day of March, 2025.

Jennifer Leigh Bonnet

Jennifer Leigh Bonnet

STATE OF Maine
COUNTY OF PENOBSCOT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Leigh Bonnet,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of March, 2025.

My Commission expires: 5/13/25

Ron Sherwood

Notary Public

**Ron Sherwood**
**Notary Public, Maine**
**My Commission Expires May 13, 2025**

# 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 3/21/2025.

Affiant Signature – Joshua A. Terry

3/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/26/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27