Karen Johnson Davidson County
Batch# 1263110 DEEDWARR
04/22/2025 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250422-0030729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026 (AFFIX SEAL)

STEPHEN SISCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Y-C-25-1524

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Yoder and Katherine Steinhardt	New Owner	
(NAME)	(NAME)	**072-16-2C-002.00-CO**
1524 Corder Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANT BONETTI AND CAROLINE BONETTI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN YODER, A MARRIED MAN, AND WIFE, KATHERINE STEINDHART,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2212 Porter Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180725-0072581, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brant Bonetti and Caroline Bonetti, husband and wife by Warranty Deed from Brandon Vance, married of record in Instrument No. 20190403-0030281 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 03, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 102, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat attached as Exhibit "B" to the Declaration of record in Instrument No. 20180725-0072581, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20180725-0072581, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4096, Page 835, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1524 Corder Drive, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 17th DAY OF APRIL, 2025.

Brant Bonetti

Caroline Bonetti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANT BONETTI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

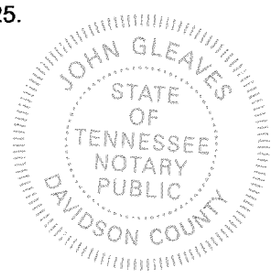


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE BONETTI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Stiggs, 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 April, 17, 2025.

Custodian's Signature

4.17.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/4/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON