Karen Johnson Davidson County
Batch# 1268351 DEEDWARR
05/02/2025 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,285.75
20250502-0034285

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5677-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $347,500.00.

Affiant

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 2nd day of May, 2025.

Notary Public
My Commission Expires: 3.20.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard G. Bonner and Tracy L. Bonner 2430 Sayerville Avenue Old Hickory, TN 37138	NEW OWNER	044 09 0B 145.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Samuel James Collins, and Eden Elizabeth Gerlock, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Richard G. Bonner and Tracy L. Bonner, husband and wife (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 145, Phase 2, on the PLAN OF ROWHOUSES AT ROBINSON ROAD, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for ROWHOUSES AT ROBINSON ROAD, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, and amended in Instrument No. 20190627-0062402, in Instrument No. 20200116-0005698, in Instrument No. 20201203-0140753, in Instrument No. 20210224-0022939, Instrument No. 20210825-0115036, and Attorney's Certificate of record in Instrument No. 20200406-0036201, and Instrument No. 20250203-0007844 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C-1" and "C-2" to the Fourth Amendment to the Declarations of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Eden Elizabeth Gerlock, an unmarried woman, and Samuel James Collins, an unmarried man, as joint tenants with right of survivorship, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20220404-0038403, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022 and recorded on April 04, 2022.

This is improved property located at: **2430 Sayerville Avenue, Old Hickory, TN 37138**

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 the 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 Grantee, their heirs and assigns forever; and I/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 I/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, 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 30th day of April, 2025.

GRANTOR:

Samuel James Collins

Eden Elizabeth Gerlock

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel James Collins and Eden Elizabeth Gerlock, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **30th** day of April, 2025.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

202505020034285

Certificate of Authenticity

I, Alicia Hamilton, 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

4/30/25.
Date

Affiant Signature

5/2/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON