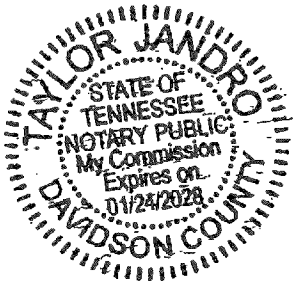
Karen Johnson Davidson County
Batch# 1274332 DEEDWARR
05/19/2025 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20250519-0039000



STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF May, 2025.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25020030

Address of New Owner	Send Tax Bills To:	Tax Information:
Andrew Murray Mitchell, Jr. and Sarah Elizabeth Thomas 1816 7th Avenue N Nashville, TN 37208	Same	081-02-4I-002.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Peter J. Bonnell, unmarried, and Brittany Noelle Winston, fka Brittany C. Bonnell, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew Murray Mitchell, Jr. and Sarah Elizabeth Thomas, Husband and Wife** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1719 Pecan Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180718-0070027 (being shown on Plat attached thereto as Exhibit "B"), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter J. Bonnell and Brittany C. Bonnell, Husband and Wife, by Warranty Deed from 1719 Pecan Street, LLC, a Tennessee Limited Liability Company, dated 06/28/2019 and recorded on 07/02/2019 in Instrument No. 20190702-0064748, Register's Office for Davidson County, Tennessee. Peter J. Bonnell and Brittany C. Bonnell, now known as Brittany Noelle Winston, having since divorced on 02/25/2021 by Final Decree filed in the Chancery Court for Williamson County, Tennessee, Docket No. 20CV-49354 B.

This is property generally located:
1719 B Pecan Street, Nashville, TN 37208

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20180718-0070027, Register's Office of Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Peter J. Bonnell** has caused this instrument to be executed, this the 14 day of May, 2025.

PETER J. BONNELL

Peter J. Bonnell

STATE OF VA.
COUNTY OF Richmond City

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Peter J. Bonnell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 14th day of May, 2025.

My Commission expires: 9-30-2027

NOTARY PUBLIC

Noewie Bemah
Commonwealth of Virginia
Notary Public
Commission No. 7830796
My Commission Expires 9/30/2027

Taylor Lee Winston joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Brittany Noelle Winston**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Brittany Noelle Winston and Taylor Lee Winston** have caused this instrument to be executed, this the 14th day of May, 2025.

Brittany Noelle Winston

Taylor Lee Winston

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brittany Noelle Crosson and Taylor Lee Winston,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 14th day of May, 2025.

My Commission expires: 2·10·29

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 14, 2025

Affiant Signature

5/14/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of May, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY