Karen Johnson Davidson County
Batch# 1274508 DEEDWARR
05/19/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20250519-0039229

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2025.

Patricia L Hurtt

Notary Public
MY COMMISSION EXPIRES: 2·18·29
File No. G25-23247

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 2/18/29

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bailey Nicole Bondurant (NAME)	NEW OWNER (NAME)	72-6-3B-1
1069 ZOPHI ST. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kristi M. Sweeney, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bailey Nicole Bondurant, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit A on the Final Plat of Homes at 1069 Zophi Street, of record in Instrument No. 20160411-0034670 and amended in Instrument No. 20160427-0041199 and Instrument No. 20180726 0073155, 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 Kristi M. Sweeney by Quitclaim Deed dated December 15, 2023 from James Sweeney, III, recorded December 18, 2023, in Instrument Number 20231218-0097487, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein
The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 1069 Zophi Street, Nashville, TN 37216.

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.

Witness my/our hand(s) this 16th day of May, 2025.

X _____
Kristi M. Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2025, before me personally appeared Kristi M. Sweeney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 16th day of May, 2025.

_____
Notary Signature
My commission expires: 1/28/26

MICHAEL P. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 5/16/25 (date of document).

Michelle W Kendig
Affiant Signature

5/16/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16TH day of May, 2025

Patricia L Hurst
Notary Signature

My Commission Expires: 2/18/29

Notary's Seal

