Karen Johnson Davidson County
Batch# 1342271 DEEDWARR
11/05/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20251105-0088258

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052432**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2025. Notary Public My Commission Expires: 12-19-28

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: The 108 Bonnie Briar Lane Trust, dated October 21, 2025 108 Bonnie Briar Ln Nashville TN 37212	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 117-03-0F-008.00-CO

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 of which is hereby acknowledged, **Toni Elizbeth Fogarty and wife, Pamela Louise** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **The 108 Bonnie Briar Lane Trust, dated October 21, 2025,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Bonnie Briar of record in Plat Book 6900, Page 423, in the 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 Toni Elizabeth Fogarty and wife, Pamela Louise by Warranty Deed from Macee J. Bumpus, unmarried of record in Instrument No. 20190417-0035153 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 17, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 423, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Bonnie Briar of record in Book 7341, Page 525, as amended and restated in Book 7426, page 659 and further amended in Book 7442, page 515, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Bonnie Briar Homeowner's Association of record in Book 7432, Page 539, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Bonnie Briar Homeowner's Association of record in Book 7427, Page 357, as corrected in Book 7442, Page 512, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8127, Page 787, in the Register's Office for Davidson County, Tennessee.

Easement in favor of Martin J. Burns of record in Book 7403, Page 737 and Re-Recorded Easement record in Book 7472, Page 939, in the Register's Office for Davidson County, Tennessee.

Easement in favor of Michael Beckham of record in Instrument Number Instrument No. 20081209-0118750, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 108 Bonnie Briar Ln Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of November, 2025.

Toni Elizbeth Fogarty

Pamela Louise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Toni Elizbeth Fogarty and Pamela Louise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Tennessee Certification of Electronic Document

I, Shaka T. Morris, 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 November 3. 2025.

Affiant Signature

5th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028