THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152743

Karen Johnson
Batch # 1349693
11/21/2025 09 31 57 AM
Fees $13 00 Taxes $4,602 80

Davidson County
DEEDWARR
2 pgs

20251121-0093091

RUTHERFORD COUNTY VANESSA E. ALLEN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,244,000.00.

Tammy L Potts
Affiant

Subscribed and sworn to before me, this 20th day of November, 2025.

Notary Public
My Commission Expires: 6/22/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tammy ~~Michael~~s Michaelis 1305 Falkirk Court Nashville TN 37221	New Owner Same as owner	Tax Parcel ID No 142-16-0A-089.00 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, **Cynthia E. Bonfiglio, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammy Lynn Michaelis, Co-Trustee of the 1821 Trust**, ("Grantee"), her 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 Lot(s) 89, as shown on the map entitled Devon Park Phase II, of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPH F. BONFIGLIO JR. and wife, CYNTHIA E. BONFIGLIO, by deed from SCRUGGS HOMEBUILDERS, INC., of record in Book 7382, page 286, dated October 16, 1987, said Register's Office.

JOSEPH F. BONFIGLIO JR. died on or about December 23, 2013, leaving CYNTHIA E. BONFIGLIO as the surviving tenant by the entirety.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 142-16-0A-089.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 432, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6176, page 7, amended in Book 6541, page 542 and Book 6967, page 156, said Register's Office.

By-Laws of the Devon Park Homeowner's Association of record in Book 8276, page 53, said Register's Office.

Water Line Easement of record in Book 5258, page 276 and Book 5473, page 175, said Register's Office.

Utility Easement of record in Book 4603, page 495, said Register's Office.

Storm Water Detention Agreement of record in Book 6145, page 252, Book 6503, page 144 and Book 6908, page 59, said Register's Office.

This is improved property located at 1305 Falkirk Court Nashville TN 37221

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, Grantor has executed this instrument on this 20th day of November, 2025.

Cynthia E. Bonfiglio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of November, 2025.

Notary Public

My Commission Expires:

