SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch # 1368091 DEEDWARRSP
01/12/2026 08:14:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260112-0002430

STATE OF North Carolina
COUNTY OF Wake

WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS: **EXEMPT** as pursuant to TCA ~~§ 67-4-409(a)(3)(F)~~

Christopher Rodwan Boneham

CHRISTOPHER RODWAN BONEHAM, AFFIANT & TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/11/2029

DAVID SPENCER ALTMAN
Notary Public - North Carolina
Wake County
My Commission Expires Nov 11, 2029

INSTRUMENT PREPARED BY and after recording RETURN TO:
J. Edward Nanney, Attorney at Law
4Sight Legal Services, PLLC
620 Lindsay Street, Suite 220
Chattanooga, TN 37403

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	TAX MAP/PARCEL ID NUMBERS
Lisa A. Boneham and Christopher R. Boneham Trustees, or their successors in trust, under the LISA A. BONEHAM LIVING TRUST, dated October 2, 2025	**Lisa A. Boneham and Christopher R. Boneham Trustees, or their successors in trust, under the LISA A. BONEHAM LIVING TRUST, dated October 2, 2025**	**105-10-0C-301.00**
760 Wedgewood Park #301 Nashville, TN 37203	**760 Wedgewood Park #301 Nashville, TN 37203**	

KNOW ALL MEN BY THESE PRESENTS that, CHRISTOPHER RODWAN BONEHAM and LISA ~~ETNYRE~~ BONEHAM, married persons, in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and does herby convey, remise, release and forward have this day bargained and sold, and by these presents do hereby transfer and convey unto LISA A. BONEHAM AND CHRISTOPHER R. BONEHAM Trustees, or their successors in trust, under the LISA A. BONEHAM LIVING TRUST, dated October 2, 2025, and any amendments thereto, ("Grantees"), all of Grantors right, title and interest in and to the following described real estate, together with all improvements located thereon, to-wit:

LEGAL DESCRIPTION:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 301, of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument Nos. 20060216-0019060 and 20060228- 0022838, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended together with an undivided percentage interest in the Common Elements as shown on Exhibit "E-3" of said Master Deed, as amended; said Unit 301, also being shown as part of Exhibits "E-1" and "E-2" of said Master Deed, as amended. For information purposes only: Map/Parcel ID Number: 105-10-0C-301.00CO.

BEING the same property conveyed to Anthony C. Mavunga, a married man by Warranty Deed from Stephanie Sturdivant n/k/a Stephanie Minda, married, dated April 14, 2015, recorded April 15, 2015, as Document No. 20150415-0033106, Register's Office of Davidson County, Tennessee.

For prior title of reference see Book 20161214, page 0131148, in the Register's Office for Davidson County, Tennessee.

FURTHERMORE, the Grantors hereby covenants with the Grantees that they are seized and possessed of this land, and have a right to convey it, and that Grantor warrant the title against all persons claiming under them.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WITNESS GRANTOR(S) HAND(S) this the 30th day of October, 2025.

Christopher Rodwan Boneham, GRANTOR

Lisa ~~Etnyer~~ A. Boneham, GRANTOR

STATE OF North Carolina
COUNTY OF Wake

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER RODWAN BONEHAM and LISA ~~ETNYRE~~ A. BONEHAM, the Grantors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the instrument for the purposes contained therein.

Witness my hand and seal at Raleigh (City), NC (State), this 30th day of October, 2025.

Notary Public

My Commission Expires: 11/11/2029

DAVID SPENCER ALTMAN
Notary Public - North Carolina
Wake County
My Commission Expires Nov 11, 2029

AFFIDAVIT OF IDENTITY

The undersigned Affiant, LISA A. BONEHAM, having been duly sworn, hereby states as follows:

1. That I am known as LISA ETNYRE BONEHAM.
2. That I am also known as LISA E. BONEHAM
3. That I am also known as LISA ANN BONEHAM
4. That my living trust is named: LISA A. BONEHAM and CHRISTOPHER R. BONEHAM, Trustees, or their successors in trust, under the LISA A. BONEHAM LIVING TRUST, dated October 2, 2025 and any amendments thereto, and any amendments thereto

Further Affiant sayeth naught.

Lisa A. Boneham

LISA A. BONEHAM, Affiant
Dated October 17, 2025

STATE OF NORTH CAROLINA ss.

COUNTY OF WAKE

The foregoing Affidavit of Identity was sworn to and signed before my presence on this 17th day of October, 2025.

Notary Public
My commission expires: 11/11/2029

DAVID SPENCER ALTMAN
Notary Public - North Carolina
Wake County
My Commission Expires Nov 11, 2029