# Warranty Deed

| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1378816 DEEDWARR<br>02/10/2026 02:47:30 PM 3 pgs<br>Fees: $18.00 Taxes: $3,237.50<br>20260210-0010253 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $875,000.00.<br><br>Affiant<br>Subscribed and sworn to before me, this the 2nd day of February, 2026.<br><br>Notary Public<br><br>My commission expires: |

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Noah Levine | New Owner | 062-13-0-005.00 |
| 1410 East Riverwood Drive | | |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GRIFFIN ALLAN BONHAM AND HILLARY GOODALL BONHAM, CO-TRUSTEES OF GRIFFIN AND HILLARY BONHAM REVOCABLE TRUST DATED SEPTEMBER 26, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOAH LEVINE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 31 on the Map of Riverwood Subdivisions, as of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made May 15, 1937, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the southerly margin of an unnamed Avenue, now called East Riverwood Drive, as widened, 200 feet East of the easterly margin of an unnamed Street; thence South 6 degrees 30 Minutes East 175 feet to a stake; thence easterly 114.5 feet to a stake; thence, northerly 176 feet to the southerly margin of the first mentioned unnamed Avenue, or East Riverwood drive; thence, with the margin of the same westerly 95 feet to the beginning.

Being the same property conveyed to Griffin Bonham and Hillary Bonham, husband and wife by Warranty Deed from Randy L. Neff, a single man of record in Instrument No. 20201007-0116414 Register's Office for Davidson County, Tennessee, dated October 06, 2020 and recorded on October 07, 2020.

Being the same property conveyed to Griffin Allan Bonham and Hillary Goodall Bonham, as Co-Trustees of the Griffin and Hillary Bonham Revocable Trust administered under agreement dated September 26, 2024 by Warranty Deed from Griffin Bonham and wife, Hillary Bonham of record in Instrument No. 20240926-0074803 Register's Office for Davidson County, Tennessee, dated September 26, 2024 and recorded on September 26, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1410 East Riverwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of February, 2026.

**Griffin and Hillary Bonham Revocable Trust dated September 26, 2024**

**By:** _____
**Griffin Allan Bonham, Co-Trustee**

**By:** _____
**Hillary Goodall Bonham, Co-Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Griffin Allan Bonham and Hillary Goodall Bonham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of Griffin and Hillary Bonham Revocable Trust dated September 26, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of February, 2026.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1·22·29

# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/2/26 (date of document)

Regina Sullo

Affiant Signature

2/6/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6 day of Feb., 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

