Prepared By:
Rahel Mellese Bonger

After Recording Return To:
816 Lewis Way
Antioch, Tennessee 37013

Karen Johnson
Batch # 1438456
06/26/2026 09:45:17 AM
Fees: $37.00 Taxes: $0.00
Davidson County
DEEDQC
7 pgs
20260626-0057831

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 24, 2026 THE GRANTOR(S),

Rahel Mellese Bonger ("Grantor"), a single person, of 816 Lewis Way, Antioch, Davidson County, Tennessee 37013

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Living Trust of Rahel Mellese Bonger Dated June 24, 2026, ("Grantee") Rahel Mellese Bonger, Trustee, residing at 816 Lewis Way, Antioch, Davidson County, Tennessee 37013

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Windsor Park, as of record in Book 3600, Page 64, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof. This description is the same as was used in the last deed of record.

Prior instrument reference: Book 3600, Page 64.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor is transferring the property to her own revocable living trust. No consideration is paid and beneficial ownership remains unchanged

Tax Parcel Number: 13312011300

Mail Tax Statements To:
Rahel Mellese Bonger, Trustee
816 Lewis Way
Antioch, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 06/24/2026

Rahel B

Rahel Mellese Bonger
816 Lewis Way
Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 23rd day of June 2026, before me personally appeared Rahel Mellese Bonger, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Tennessee Notary Public
Title (and Rank)

My commission expires My Commission Expires 09/07/20

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Rahel B
Affiant
Affiant's Name: Rahel Bonger

BEHABTU WOLDESENBET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

BOX 13
12258

Davidson County DEEDWARR
Recvd: 10/04/06 11:56 3 pgs
Fees:18.00 Taxes:474.47
20061004-0123011

#444

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Rahel Bonger	~~(NEW OWNERS)~~	Map 133-12
314 Paragon Mills Rd	Homecomings financial 3101 Rensford Ste 250 W Charlotte, NC 28211	Parcel 113
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **B. Parrish, Trustee, of The Salmeron Family Land Trust, a revocable living trust under the provisions of a trust agreement dated March 4, 2005, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Rahel A. Bonger,** UNMARRIED, (The "Grantee"), her heirs and assigns certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Windsor Park, as of record in Book 3600, page 64, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to B. Parrish, Trustee, of The Salmeron Family Land Trust, under the provisions of a trust agreement dated March 4, 2005, by Warranty Deed To Trustee from Cecilia Molina and Jorge Salmeron of record in Instrument No. 20050307-0024668, said Register's Office. The said Cecilia Molina is one and the same as Cecilia E. Molina and Jorge Salmeron is one and the same as Jorge A. Salmeron.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 3816, page 784, and in Book 3792, page 445, said Register's Office.**
3. **Easement for sewer of record in Book 3312, page 560, said Register's Office.**
4. **All matters appearing of record in Book 3600, page 64, said Register's Office.**

This is improved property commonly known as: 314 Paragon Mills Road, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $128,235.00.

/ B. Parrish, trustee
Affiant

Subscribed and sworn to before me this
27 th day of September, 2006.

+ Laurie McCormack
Notary public: March 22, 2008

My Commission Expires: ~~05-23~~ 3/22/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27 day of **September, 2006.**

The Salmeron Family Land Trust
dated May 4, 2005

By: / B. Parrish, trustee
B. Parrish, Trustee

LAURIE McCORMACK
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires March 22, 2008

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **B. Parrish** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Trustee** of **The Salmeron Family Land Trust dated May 4, 2005,** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Trustee.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 27 day of **September, 2006.**

Laurie McCormack
Notary Public

My Commission Expires: ~~March 31, 2007~~

LAURIE McCORMACK
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires March 22, 2008