Karen Johnson Davidson County
Batch# 1483226 DEEDWARR
10/12/2026 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20261012-0093618

Name and Address of New Owner:
Jorge F. Bonacic and Ana Maria Molero
Jorge E. Bonacic, and Cecilia Bonacic
219 Northcrest Commons Circle
Nashville, TN 37211

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-12-0A-219.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christina Bonacic and Juan Pablo Bonacic, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jorge F. Bonacic and Ana Maria Molero, husband and wife, Jorge E. Bonacic, a married man, and Cecilia Bonacic, a married woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 219 as shown on the Plan of Northcrest, Phases One & Two, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc of record in Instrument No. 20040615-007083; as amended in Instrument No. 20040722-0087737 and Instrument No. 20050228-00215388 and Instrument No. 20060628-0077585, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Christina Bonacic and Juan Pablo Bonacic, wife and husband, by Warranty Deed dated June 30, 2022 from Dungeng Peng and wife, Yuanchun Wang, recorded July 1, 2022 in Instrument No. 20220701-0076608 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of October, 2026.

_____ (SEAL)
Christina Bonacic

_____ (SEAL)
Juan Pablo Bonacic

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6 day of October, 2026, before me personally appeared Christina Bonacic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2026.

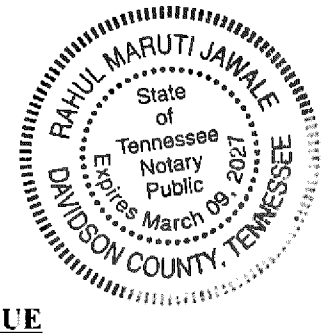
_____
Notary Signature
My commission expires: 03/09/2027

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2026, before me personally appeared Juan Pablo Bonacic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2026.



Notary Signature
My commission expires: 03/09/2027

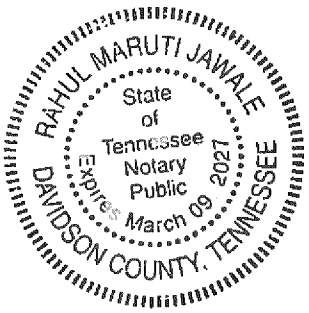
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of October, 2026.



Notary Public
My commission expires: 03/09/2027
File No. 2026-9216-ND

Tennessee Certification of Electronic Document

I, Regina Sills, 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 10/05/2026 (date of document).

Affiant Signature

10/09/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 9th day of October, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030