Karen Johnson Davidson County
Batch# 314766 DEEDWARR
11/13/2019 08:56:16 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20191113-0116777

21939
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Cyrenia Wardwell & Jessica Wardwell
3616 Mayflower Place
Nashville, TN 37204

Send Tax Bills to:
New Owner

Map/Parcel: 06215004000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Allen J. Guidry and Peter Kremer as Conservator for Jacqueline Anne Kremer Guidry (aka Jacqueline K. Guidry)**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Cyrenia Wardwell and Jessica Wardwell, joint tenants with right of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 94 on the Plan of Section II, Sutherland Heights, of record in Book 2663, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 135 feet on the north side of Pleasant Green Road and runs back 257 feet on the east line and 240.3 feet on the west line to a dead line in the rear measuring 205 feet thereon.

BEING the same property conveyed to Allen J. Guidry and Jacqueline K. Guidry by Warranty Deed from Paul W. Smith and Annie L. Smith, dated September 30, 1997, and filed in Book 10655, page 392, Register's Office, Davidson County, Tennessee.

Executed pursuant to an Order to Appoint Conservator, No. 19P172, in the Circuit Court for Davidson County, Tennessee and being authorized by Order to Sale dated November 8, 2019.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictions filed in Book 2745, page 403 and Book 2795, page 97; Sewer Easement filed in Book 7586, page 382; all matters as shown on the plat of record in Book 2663, page 58 and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2609 Pleasant Green Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Allen J. Guidry

Peter Kremer as Conservator for
Jacqueline Anne Kremer Guidry
as conservator for
Jacqueline Anne Kremer Guidry.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen J. Guidry, the within named bargainor, 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 and official seal at office, this 12th day of November, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Kremer as Conservator for Jacqueline Anne Kremer Guidry,* the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of November, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission Expires: 3/8/22

*Case No. 19P172, Davidson County, Tennessee, Probate Division, and being duly authorized by Order dated 11/8/2019.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 324,000.00

Affiant

Subscribed and sworn to before me this 8th day of November, 2019.

Notary Public

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022