Karen Johnson Davidson County
Batch# 322400 DEEDWARR
12/02/2019 08:55:23 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20191202-0123197

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of November, 2019.

NOTARY PUBLIC

My commission expires: 1-3-22

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ryan Gudenkauf	NEW OWNER	11905004500
(NAME)	(NAME)	
210 Peachtree Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		

Warranty Deed

For and in Consideration of the sum of $225,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kathy Darlene Maynard and Luther Daniel Maynard, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ryan Gudenkauf, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Overhill City and W. H. Fox Subdivision, of record in Book 332, page 21, Register's office for said County, to which reference is hereby made for a roore complete and accurate legal description thereof.

Being the same property conveyed to Kathy Darlene Maynard by deed from Thomas Scott Maynard, a single person, dated March 28, 1989 and recorded in Book 7833, page 136, Register's Office for Davidson County, Tennessee.

Luther Daniel Maynard, husband of Kathy Darlene Maynard, joins in the execution of this instrument for the sole purpose of relinquishing any and all of his rights, title, and interest, marital or otherwise, in and unto said property.

This property is **improved** property known as: 210 Peachtree Street, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of November, 2019.

Kathy Darlene Maynard

Luther Daniel Maynard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Darlene Maynard and Luther Daniel Maynard, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of November, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122