Karen Johnson Davidson County
Batch# 583311 DEEDWARR
03/03/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20210303-0027404

WARRANTY DEED

File No. AT-21-44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Emily Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 11-16-23
(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Phillip Guidry, II, a single man	New Owner	
(NAME)	(NAME)	
3516 McGavock Pike	118 South Boylan Ave #5	134-01-0-007.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Raleigh, NC 27603	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gary Eugene Borden, Daryl Lee Borden, Michael Shawn Johnson, and Kimberly Dawn Robertson f/k/a Kimberly Dawn Johnson**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Phillip Guidry, II, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 17 on the Plan of Section I, Currywood Acres of record in Plat Book 2133, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George M. Borden and wife, Charlotte H. Borden by Warranty Deed from Melbat Homes, Inc. of record in Book 2481, page 513, Register's Office for Davidson County, Tennessee, dated October 25, 1955 and recorded on November 03, 1955. George M. Borden subsequently died on 2/1/2013, thereby vesting title in Charlotte H. Borden as surviving tenant by the entirety. Charlotte H. Borden died testate on September 7, 2019, and her Last Will & Testament was admitted for probate in Cheatham County, Tennessee (Case No. P3154, in the Probate Court of Cheatham County, Tennessee). Said Last Will & Testament devised the subject property to Gary Eugene Borden (1/3), Daryl Lee Borden (1/3), Kimberly Dawn Johnson n/k/a Kimberly Dawn Robertson (1/6) and Michael Shawn Johnson (1/6).

This is property more commonly known as 3516 McGavock Pike, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 the 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 land 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 this 19th day of February, 2021.

Gary Eugene Borden

Daryl Lee Borden

Michael Shawn Johnson by Gary Borden, Attorney-In-Fact

Kimberly Dawn Johnson by Gary Borden, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2021, before me personally appeared Gary Eugene Borden and Daryl Lee Borden, 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 19th day of February, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, Gary Eugene Borden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Kimberly Dawn Johnson, and that this instrument was executed on behalf of the said Kimberly Dawn Johnson for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2021.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Michael Shawn Johnson

Prepared by + return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

