Karen Johnson Davidson County
Batch# 636779 DEEDWARR
05/14/2021 01:48:12 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20210514-0065488

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Susan B. Houston	First National Bank of Middle TN	Map: 173090A16600
(NAME) 7635 Leveson Way	(NAME) 1608 Williams Drive Suite 301	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-TWO THOUSAND AND NO/100 DOLLARS ($282,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEFI GUYETTE F/K/A STEFI MARCUS-ERGUETA AND HUSBAND, TAYLOR GUYETTE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN B. HOUSTON, UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, 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. 223 on the plan of Revision Two, Resubdivision of Lots 47, 48, 72, 73, and 63 through 69, Section Two of Lenox Village as of record in Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stefi Marcus-Ergueta, unmarried , by deed from Galadriel Anne Edwards, unmarried, of record in Instrument No. 20120507-0038988, dated April 26, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20030115-0006163, said Register's Office; (3) HOA Charter of record in Instrument No. 20020412-0045831, said Register's Office; (4) Sewer Easement of record in Instrument No. 20011129-0130322, said Register's Office; (5) Storm Water Easement of record in Instrument No. 20020408-0042676, said Register's Office; (6) Drainage Easement of record in Instrument No. 20130605-0057294 and 20150817-0082475, said Register's Office; (7) Comcast Easement of record in Instrument No. 20130916-0097049, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument No. 20020315-0032826, Instrument No. 20021216-0158458, Instrument No. 20060321-0023283, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0023282, Instrument No. 20080326-0030449, Instrument No. 20020315-0032862, Instrument No. 20021216-0158458, and Instrument No. 20021216-0158459,, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # JM-SB-PR21-235

unimproved ☐
This is improved ☒ property, known as 7635 Leveson Way, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 7th day of May, 2021.

Stefi Guyette

Taylor Guyette

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 Stefi Guyette and Taylor Guyette, 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, 3rd day of May, 2021.

My Commission Expires: 3/6/24

Notary Public

