WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,815.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/2025
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 657891 DEEDWARR
06/16/2021 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,386.82
20210616-0081455

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-030556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin M. Gunter and Teale C. Gunter	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
5989 Temple Road	3940 N. Ravenswood Avenue	156-00-0-120.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FOUR THOUSAND EIGHT HUNDRED FIFTEEN AND NO/100 DOLLARS ($374,815.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES A. LANDSTEDT AND DEBORAH A. LANDSTEDT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUSTIN M. GUNTER AND TEALE C. GUNTER, HUSBAND AND WIFE, 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. 1 on the Plan of Trebing Subdivision, First Revision, of record in Plat Book 8250, Page 919, 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 Tyler G. Nilson and Amy M. Nilson, husband and wife by Warranty deed from Harnid Doust, unmarried of record in Instrument No. 20160516-0048867 Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 16, 2016.

Being the same property conveyed to James A. Landstedt and Deborah A. Landstedt, husband and wife by Warranty deed from Tyler G. Nilson, unmarried and Amy M. Nilson, unmarried of record in Instrument No. 20200928-0111272 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5954 Temple Road, Nashville, TN 37221
(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 my/our hand(s) this the 11th day of June, 2021

James A. Landstedt

Deborah A. Landstedt

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James A. Landstedt and Deborah A. Landstedt, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2021.

Notary Public

See Attached Certificate
C.A. Acknowledgment

My Commission Expires:

(SEAL)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On 06/11/2021 (Date) before me, Tatiana Arredondo Notary Public (Here Insert Name and Title of the Officer),

personally appeared James A. Landstedt and Deborah A. Landstedt (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

TATIANA ARREDONDO
COMM. #2336635
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 29, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tatiana Arredondo
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Seller disclosure, Affidavit, certification & Agreement

Document Date: No Date Number of Pages: 5

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: James A Landstedt	Signer's Name: Deborah A. Landstedt
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: Self	Signer is Representing: Self

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CERTIFICATE OF AUTHENTICITY

I, Rebecca Sr Ould do hereby make oath that I am a licensed attorney and/or 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 6-15-2021.

Rebecca Sr Ould
Affiant
Date: 6-15-2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of June, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY