WARRANTY DEED

Karen Johnson Davidson County
Batch# 689504 **DEEDWARR**
08/03/2021 02:27:50 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210803-0104415

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021070207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marsha Hummel and Keri Duffey	Marsha Hummel and Keri Duffey	
(NAME) 2008 Graceland Drive	(NAME) 2008 Graceland Drive	Map-Par. 007-15-0-016.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLARA N. GUIDER, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARSHA HUMMEL, AN UNMARRIED WOMAN AND KERI A. DUFFEY, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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(s) 54, as shown on the map entitled Section Three, Grizzard Manor, of record in Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIE J. GUIDER, MARRIED, by deed from JOSEPH A. COVINGTON AND WIFE, JAMIE COVINGTON, of record as Instrument No. 20070702-0078389, dated June 27, 2007, said Register's Office.

WILLIE J. GUIDER died on or about May 6, 2020, leaving CLARA N. GUIDER AND ANDRE L. GUIDER as his only Heirs-at-Law. For further reference, see Affidavits of Heirship of record as Instrument No. 20210304-0028309 and 20210304-0028310, said Register's Office.

ANDRE L. GUIDER conveyed his interest in said property to CLARA N. GUIDER, by Quitclaim Deed of record as Instrument No. 20210304-0028311, dated February 22, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2008 Graceland Drive, Goodlettsville, TN 37072
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-SB-VRES-21-2008

Executed by my hand this 30 day of July, 2021.

Clara N. Guider

Clara N. Guider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public for the above State and County, personally appeared Clara N. Guider ,to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of July, 2021.

Shahera Khalil

Notary Public

My Commission Expires: _____

SHAHERA KHALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024