Karen Johnson Davidson County
Batch# 793311 DEEDWARR
01/19/2022 03:15:41 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20220119-0007500

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-15428-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

SR
Affiant

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Subscribed and sworn to before me, this the 14th day of January, 2022.

Notary Public
My Commission Expires: 4-19-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Messer and Fallon Messer 6593 Sunnywood Drive Nashville, TN 37211	NEW OWNERS	181 01 0B 329.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas J. Guba, Jr., and Barbara A. Guba, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael R. Messer and Fallon R. Messer, 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. 14 on the Plan of Phase Five, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20150721-0071320, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas J. Guba, Jr., and Barbara A. Guba, husband and wife, by Warranty Deed from Yazdian Development Group, Inc., a Tennessee Corporation, of record in Instrument No. 20160317-0025462, in the Register's Office of Davidson County, Tennessee, dated March 17, 2016 and recorded on March 17, 2016.

This is ☒ improved or ☐ unimproved property located at: **6593 Sunnywood Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2022.

GRANTOR:

Thomas J. Guba, Jr.

Barbara A. Guba

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas J. Guba, Jr., and Barbara A. Guba, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of January, 2022.

Notary Public
My Commission expires: 9-26-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY