Karen Johnson Davidson County
Batch# 813897 DEEDWARRSP
03/02/2022 01:17:00 PM 2 pgs
Fees: $13.00 Taxes: $5,402.00
20220302-0023761

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Four Hundred Sixty Thousand and no/100 Dollars ($1,460,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 28th day of February, 2022. Notary Public My commission expires: _____

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number(s)
Van William Leeper, Amanda Rainey Leeper, and Gary Leeper	New Owner	103-13-0-006.00
5906 Hickory Valley Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Guerrier Development, LLC**, a Tennessee limited liability company, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Van William Leeper and Amanda Rainey Leeper, husband and wife, and Gary Leeper, unmarried, as joint tenants with right of survivorship**, "Grantee", their heirs, successors, and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee, being Lot(s) 63, as shown on the map entitled Hillwood Estates, Section 6, of record in Plat Book 2133, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Guerrier Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Elde Guerrier and DeLisa Guerrier, husband and wife, of record in Instrument No. 20200924-0109745, in the Register's Office of Davidson County, Tennessee, dated September 14, 2020 and recorded on September 24, 2020.

Being the same property conveyed to Elde Guerrier and DeLisa Guerrier, husband and wife, by Warranty Deed from Brent M. Songstad and Ynell R. Songstad, husband and wife, of record in Instrument No. 20180416-0035546, in the Register's Office of Davidson County, Tennessee, dated April 12, 2018 and recorded on April 16, 2018.

This is improved property identified as **5906 Hickory Valley Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs, successors, and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. (2) All matters appearing on the Plat of Hillwood Estates – Section 6 of record in Book 2133, page 96, Register's Office of Davidson County, Tennessee. (3) Restrictions of record in Book 2334, page 207, Register's Office of Davidson County, Tennessee. (4) Agreement of record in Book 2334, page 165, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs, successors, and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands on this the 28th day of February, 2022.

Guerrier Development, LLC,
a Tennessee limited liability company

By: _____
DeLisa Andrea Guerrier, Member

By: _____
Elde Guerrier, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DeLisa Andrea Guerrier and Elde Guerrier** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of **Guerrier Development, LLC,** a Tennessee limited liability company, the within named bargainor, and that as such Members of Guerrier Development, LLC, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 28th day of February, 2022.

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

Commission Expires: 2-19-2024