Warranty Deed

Karen Johnson Davidson County Batch# 831939 DEEDWARR 03/30/2022 01:54:37 PM 2 pgs Fees: $13.00 Taxes: $3,200.50 20220330-0037015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $865,000.00. Affiant Subscribed and sworn to before me, this the 25th day of March, 2022. Notary Public My commission expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tara Blake	New Owner(s)	118-09-0-225.00
3504 General Bate Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILLIP EDWARD GUERINI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TARA BLAKE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6 and a triangle out of the south part of Lot No. 5 on the Map showing the First Addition to the Woodmont Boulevard Section of Marengo Park, of record in Plat Book 974, Page 83, Register's Office for Davidson County, Tennessee, and which is a Re-Subdivision of an unnumbered tract and a part of a closed unnamed street and a part of Lot No. 29 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, Page 2, said Register's Office.

Said Lot No. 6 and part of Lot No. 5 fronts 70 feet on the east side of General W. B. Bates Drive and runs back 198 feet, more or less, on the north line and 170.3 feet on the south line to a line in the rear which measures 152 feet.

Said Lot No. 6 and part of Lot No. 5 are further more particularly described in a prior deed of record in Book 3640, Page 567, said Register's Office, as follows:

Beginning at a point in the easterly margin of Gen. W. B. Bates Drive, the corner of Lots Nos. 5 and 6 at an iron pin, being the southwest corner of the property conveyed to William H. Hobbs and wife by deed from Belmont Courts, Inc. of record in Book 1295, Page 21, said Register's Office; thence along Hobbs' southerly line, easterly 198 feet more or less to a point in the easterly line of Lot No. 5 in the center line of an easement 20 feet wide for public utilities lying along the rear of said lots, said point also being 27 feet north from the corner of Lots Nos. 5 and 6, and also being 27 feet southwest to a concrete monument set at the corner of Lots Nos. 3, 4, and 5, being Hobbs' southeast corner; thence southwesterly, along the east line of Lots 5 and 6, 152 feet to the common corner of Lot 6 and Lot 29 as shown on the Plan of record in Book 974, Page 83, said Register's Office; thence with the line between said lots northwesterly 170.3 feet to the easterly margin of Gen. W. B. Bates Drive; thence with said Drive in a northerly direction, around a slight curve, 70 feet to the point of beginning.

Being the same property conveyed to Phillip Edward Guerini by Warranty deed from John Hardy Huie, married of record in Instrument No. 20210304-0028132 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

S-BWR-22 3504

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3504 General Bate Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of March, 2022.

Phillip Edward Guerini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phillip Edward Guerini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON