Karen Johnson Davidson County
Batch# 833114 DEEDWARR
04/01/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220401-0037998

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

DM-SH-22-4203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Camille Marie Guaty and Simon Rhys Kaye	Same As New Owner	
(NAME)	(NAME)	**061 12 0 174.00**
4203 Kennedy Ave	16767 Prato Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Naples FL 34110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDY COOK-TOMCHEY EXECUTRIX OF THE WILLIE MAY SIRCY ESTATE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMILLE MARIE GUATY AND SIMON RHYS KAYE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit :

Being parts of Lots Nos. 5 and 6 on the unrecorded Subdivision of John L. Kennedy, Jr., Subdivision of the East parts of Lot No. 3 on the plan of Dr. William Williams' Farm which is recorded in Plan Book Two, Page 128, of the Chancery Court at Nashville, described as follows: Beginning at a point in the Westerly margin of Kennedy Avenue, 261 feet South of the Southerly margin of Riverwood Drive; thence Westerly 194 feet; thence Southerly 59.7 feet to a point which is 300 feet North of the Northerly margin of Greenland Avenue; thence Easterly 194 feet to the West margin of Kennedy Avenue; being 300 feet from the Northerly margin of Greenland Avenue; thence Northerly along the Westerly margin of Kennedy Avenue 61 feet to the point of beginning.

Being the same property conveyed to Willie May Sircy, 2/3 undivided interest by Warranty Deed from Gaydell Sircy and Suzzanne Sircy of record in Instrument No. 20000420-0039774 Register's Office for Davidson County, Tennessee, dated April 20, 2000 and recorded on April 20, 2000. Said conveyance vested Willie May Sircy with 100% ownership of the subject property. The Said Willie May Sircy subsequently died testate on July 07, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P1688 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, any real property owned at the time of the deceased's death is to be administered as part of her probate estate, subject to the control of her Executor: Judy Cook-Tomchey.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4203 Kennedy Ave, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14 DAY OF MARCH, 2022.

Willie May Sircy Estate

BY: Judy Tomchey

Judy Cook-Tomchey as Executrix of the Estate of Willlie May Circy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY COOK-TOMCHEY EXECUTRIX of the WILLIE MAY SIRCY ESTATE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of March, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 03/07/2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the 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 **March 14, 2022**.

Affiant Signature

March 14, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

14th day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

