Karen Johnson Davidson County
Batch# 846338 DEEDWARR
04/27/2022 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $3,467.05
20220427-0048625

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62393
Dav. Co. File: Box 8

36873

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan W. Longnecker Joy B. Longnecker Maureen A. Longnecker Stephen W. Longnecker 5214 Pritchett Drive Nashville, TN 37220	CapStar Bank 2002 Richard Jones Road; Suite A300 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 16004017000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$937,040.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Guthrie and Kathy C. Guthrie, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Wayne Longnecker and wife, Joy Boyd Longnecker, as to a fifty percent (50%) undivided interest, and Stephen W. Longnecker and wife, Maureen A. Longnecker, as to a fifty percent (50%) undivided interest, as tenants in common with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Brentview Hills, Section 7 of record in Book 4175, page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning at a point in the Westerly margin of Pritchett Drive, at the common corner of Lots 51 and 50; thence with the margin of said Drive, Southerly 202.74 feet to a point in the beginning of a curve; thence around said curve, Southwesterly 39.27 feet to a point in the Northerly margin of Brentview Hills Drive; thence with the margin of the same, Westerly 105 feet to the common corner of Lots 40 and 50; thence with the line between said lots, Northerly 220 feet to a corner of Lot 51; thence with the line between Lots 50 and 51, Easterly 128.11 feet to the point of beginning.

Being the same property conveyed to John H. Guthrie and spouse, Kathy C. Guthrie, by Warranty Deed from William T. Carter, married, dated June 23, 2009 and recorded on June 25, 2009 of record in Inst. No. 20090625-0059162, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 89, said Register's Office, which Plan shows a 100 foot minimum building setback line from Brentview Hills Drive, and a 10 foot easement for public utility and drainage purposes along the northerly line of said lot and a 40 foot minimum setback line from Pritchett Drive.

This is improved property, known as 518 Brentview Hills Drive, Nashville, TN 37220 with a mailing address of 5214 Pritchett Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of April, 2022.

John H. Guthrie

Kathy C. Guthrie

State of Tennessee

County of Davidson

On this 19th day of April, 2022, before me the undersigned authority, personally appeared John H. Guthrie and Kathy C. Guthrie, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $937,040.00.

Stephen W. Longnecker
Affiant

Sworn and subscribed before me this 19th day of April, 2022.

Notary

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/19/2022.

George E. Mudter, Jr.
Dated 4/19/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 4/19/2022

My commission expires 10/2/2023

