Karen Johnson Davidson County
Batch# 857662 DEEDWARR
05/18/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20220518-0057459

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-19-22

(AFFIX SEAL)

MARY FUGITT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH22-04151

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ioana A. Bocirnea 208 Ashawn Blvd. Old Hickory, TN 37138	NEW OWNER	054-13-0-140.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carrie Hobbs Guiden and husband, Richard D. Guiden,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ioana A. Bocirnea, a single person**, hereinafter called the Grantee, their successors 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. 31 on the Plan of Brandywine Place, as of record in Book 6250, Page 328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carrie Hobbs Guiden and husband, Richard D. Guiden by Warranty Deed from DRJ Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20100603-0043009 Register's Office for Davidson County, Tennessee, dated June 01, 2010 and recorded on June 03, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 208 Ashawn Blvd., Old Hickory, TN 37138

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, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 hand this 10th day of May, 2022

Carrie Hobbs Guiden

Carrie Hobbs Guiden

Richard D. Guiden

Richard D. Guiden

STATE OF TENNESSEE

COUNTY OF WILSON

On this 10th day of May, 2022, before me personally appeared Carrie Hobbs Guiden and Richard D. Guiden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

True Copy Certification

I, Lulee Take, 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 the 10th day of May, 2022.

Lulee Take

Affiant Signature

5/10/22

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 10 day of May, 2022.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY