Karen Johnson Davidson County
Batch# 866951 DEEDWARR
06/03/2022 10:17:50 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20220603-0064143

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-1626

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Yakin Rowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of May, 2022

Notary Public

Commission Expires: Dec 24-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Edward Gurney, Terrence Gurney, and Kathleen Gurney 7925 Ridgewood Road Goodlettsville, TN 37072	New Owner	009-00-0-241.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Russell D. Mehringer and Lisa M. Letterman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Gurney, unmarried man and Terrence Gurney and Kathleen Gurney, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 1 on the Plan of Powers Property Subdivision of record in Plat at Instrument No. 20110826-0066006, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell D. Mehringer, unmarried, Lisa M. Letterman, unmarried as tenants in common with right of survivorship by Warranty deed from Kayla Duke and Brandon Duke, wife and husband of record in Instrument No. 20170710-0068981 Register's Office for Davidson County, Tennessee, dated July 07, 2017

and recorded on July 10, 2017. The said Russell D. Mehringer and Lisa M. Letterman now known as Russell D. Mehringer and Lisa M. Letterman, husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7925 Ridgewood Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the ~~27th~~ 26th day of May, 2022.

Russell D. Mehringer

Lisa M. Letterman

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~WILSON~~ Spencer

On this 27th day of May, 2022, before me personally appeared Russell D Mehringer and Lisa M Letterman, 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's (or persons') free act and deed.

Witness my hand, at office, this ~~27th~~ 26th day of May, 2022.

Notary Signature
My commission expires: 02/06/2030

ASHLYN HAYKO
Notary Public - Official Seal
State of Indiana
Commission Number #NP0738955
My Commission Exp. Feb. 6, 2030