Karen Johnson Davidson County
Batch# 872257 DEEDWARR
06/15/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220615-0068497

**Prepared By & Return To:**
Tennessee Title Services LLC-Dickson
207 North Main Street
Dickson, TN 37055
D-22-1946

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp 06 28 2025
COUNTY OF WILSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| John Thomas Purdom, II<br>2202 Selma Avenue<br>Nashville, TN 37214 | New owner | 084-10-0-089.00 |

# 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,

**Joseph F. Gusman, unmarried**

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

**John Thomas Purdom, II, unmarried**

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. 104 on the Plan of Castlewood Estates, Section II, of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 104 fronts 95.4 feet on the northerly side of Selma Avenue and extends back between lines 317 feet on the westerly side and 357 feet on the easterly side to a dead line in the rear, on which it measures 170 feet.

Being the same property conveyed to Joseph Gusman and wife, Anna S. Edwards by Warranty deed from Donna H. Lane, Formerly Known as Donna H. Howard, Debra L. Hix, Formerly Known as Debra H. Ryan, and Steven M. Hix, of record in Instrument No. 20140902-0079642 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 2, 2014.

Being the same property conveyed to Joseph F. Gusman, unmarried, by Quitclaim Deed from Joseph Gusman A/K/A Joseph F. Gusman, unmarried widower, of record in Instrument No. 20180524-0049803 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 24, 2018. Anna S. Edwards is now deceased, having died on or about January 5, 2018, leaving Joseph Gusman as the surviving tenant. Affidavit Of Survivorship recorded on May 24, 2018 of record in Instrument Number 20180524-0049802

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: 2202 Selma Avenue, Nashville, TN 37214

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 31st day of May, 2022.

Joseph F. Gusman

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ AD
WILSON

On this 31st day of May, 2022, before me personally appeared Joseph F. Gusman, 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 31st day of May, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06 28 2025
COUNTY OF WILSON

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/31/22.

Affiant Signature

6/9/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/9/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON