Karen Johnson Davidson County
Batch# 893035 DEEDWARR
07/25/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220725-0084397

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $635,000.00.

Affiant

Subscribed and sworn before me this the 22 day of July, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christine Posedel Revocable Tr 1709 17th Ave N Nashville, TN 37208	New Owner	081-11-0 178.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELANIE W. GUINN, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTINE M. POSEDEL, TRUSTEE OF THE CHRISTINE M. POSEDEL REVOCABLE TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the West 30 feet of the South 70 feet of Lot No 393 on the Plan D.T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 30 feet on the Westerly side of 17th Avenue North, formerly James Street, and runs back between lines 170 feet to an alley.

Being the same property conveyed to Melanie W. Guinn, by deed dated 04/13/2021, from Best Built Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20210416-0051331, Register's Office for said County.

Also being the same property conveyed to Best Built Construction, Inc., a Tennessee Corporation, by deed recorded 08/01/2016, from Jimmy D. Greer, Sr., of record in Instrument No. 20150801-0079254, Register's Office for said County.

The said property having only ever been investment property, and has never been the primary marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1709 17th Ave N, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 Grantees, their successors, 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 the 18 day of July, 2022.

Melanie W. Guinn

Melanie W. Guinn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melanie W. Guinn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of July, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

202207250084397

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-22-22.

Affiant Signature

7-25-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 25 day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202207250084397