WARRANTY DEED

Karen Johnson Davidson County
Batch# 918364 DEEDWARR
09/19/2022 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,746.40
20220919-0104119

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00.

Damika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Galo Robles and Melissa Bodnar	Eustis Mortgage Corporation	Parcel ID: 007-15-0-016.00
(NAME)	(NAME)	
2008 Graceland Drive	798 S. Rampart Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	New Orleans, LA 70113	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marsha Hummel, an unmarried woman and Keri A. Duffey, an unmarried woman, as a tenant in common, with no right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Galo Robles, a single person and Melissa Bodnar, a single person, joint tenants with rights of survivorship**, 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. 54, Section Three, Grizzard Manor, of record in Book 4675, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Willie J. Guider, married from Joseph A. Covington and wife, Jamie Covington by Warranty Deed dated June 27, 2007 and recorded on July 2, 2007 in Instrument No. 20070702-0078389, Register's Office for Davidson County, Tennessee. The said Willie J. Guider having since died on or about May 6, 2020, leaving Clara N. Guider and Andre L. Guider as his heirs at law according to Affidavits of Heirship at 20210304-0028310 and 20210304-0028309, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clara N. Guider from Andre L. Guider by Quitclaim Deed dated February 22, 2021 and recorded on March 4, 2021 in Instrument No. 20210304-0028311, Register's Office for

Davidson County, Tennessee.

Further being the same property conveyed to Marsha Hummel, an unmarried woman and Keri A. Duffey, an unmarried woman, tenants in common with right of survivorship from Clara N. Guider, unmarried by Warranty Deed dated July 30, 2021 and recorded on August 3, 2021 in Instrument No. 20210803-0104415, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marsha Hummel, an unmarried woman, and Keri A. Duffey, as a tenant in common, with no right of survivorship from Keri A. Duffey, an unmarried woman by Quitclaim Deed dated May 18, 2022 and recorded on June 6, 2022 in Instrument No. 20220606-0064850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2008 Graceland Drive, 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 do 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.

Witness our hands this 16 day of Sep, 2022

Marsha Hummel

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Marsha Hummel, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand ~~and official seal~~, this the 16 day of September, 2022.

Notary Public

My Commission Expires:

My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Keri A. Duffey

STATE OF Florida

COUNTY OF Citrus

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Keri A. Duffey, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2022. Appeared by means of physical presence. Produced FL DL as identification.

Notary Public

My Commission Expires: 11/23/25

MELBA RUIZ
Notary Public - State of Florida
Commission # HH 201900
My Comm. Expires Nov 23, 2025

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 **September 16, 2022**.

Date

Tonya Loftin
Affiant Signature

September 19, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of September, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)