Return to:
Reedy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-REED-22-5954

WARRANTY DEED

Karen Johnson Davidson County
Batch# 927095 **DEEDWARR**
10/07/2022 03:29:12 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20221007-0110874

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-091581

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeremy William Birt and Monique Marie Birt and Jerald Allen Birt and Janis Gayle Birt	Real owner	
(NAME)	(NAME)	
5954 Temple Road		156-00-0-120.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JUSTIN M. GUNTER AND TEALE C. GUNTER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEREMY WILLIAM BIRT AND MONIQUE MARIE BIRT, HUSBAND AND WIFE AND JERALD ALLEN BIRT AND JANIS GAYLE BIRT, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT 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. 1 on the Plan of Trebing Subdivision, First Revision, of record in Plat Book 8250, Page 919, 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 Tyler G. Nilson and Amy M. Nilson, husband and wife by Warranty Deed from Harnid Doust, unmarried, dated 05/12/2016 and recorded 05/16/2016, of record in Instrument 20160516-0048867, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Landstedt and Deborah A. Landstedt, husband and wife

by Warranty Deed from Tyler G. Nilson, unmarried and Amy M. Nilson, unmarried, dated 09/24/2020 and recorded 09/28/2020, of record in Instrument 20200928-0111272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin M. Gunter and Teale C. Gunter, husband and wife by Warranty Deed from James A. Landstedt and Deborah A. Landstedt, husband and wife, dated 06/11/2021 and recorded 06/16/2021, of record in Instrument 20210616-0081455, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5954 Temple Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 5th day of October, 2022

Justin M. Gunter

Teale C. Gunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Justin M. Gunter and Teale C. Gunter, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2022.

Notary Public

My Commission Expires: 1/31/26

(SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY