STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. G23-18086

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 986561 DEEDWARR
03/30/2023 09:44:58 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20230330-0023087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brooke Tansley and Scott Herrmann (NAME)	New Owner (NAME)	071-12-0-058.00
1840 Joy Circle (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Garrett Guillory and Mary Clark Guillory, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke Tansley and Scott Herrmann, wife and husband, as joint tenants**, 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 located in Davidson County, Tennessee, and being known and designated as all of Lot No. 22 on the Plan of Joywood Subdivision, as shown on the plat of the same of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Garrett Guillory and Mary Clark Guillory, husband and wife by Deed dated March 29, 2017 from Roberge Sales Company, Inc, recorded April 3, 2017, in Instrument Number 20170403-0032187, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1840 Joy Circle, Nashville, TN 37207.

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. Whenever 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 28th day of March, 2023.

Garrett Guillory

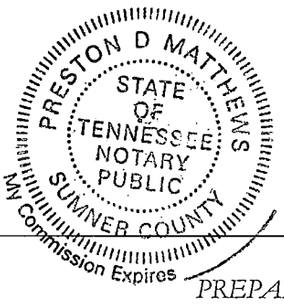
Mary Clark Guillory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2023, before me personally appeared Garrett Guillory and Mary Clark Guillory, 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 28th day of March, 2023.

Notary Signature
My commission expires: 6/7/25



PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BH-23-1840