Karen Johnson Davidson County
Batch# 987188 DEEDWARR
03/31/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20230331-0023390

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00 Julie Bailey Affiant Subscribed and sworn to before me, this the 24th day of March, 2023. Carmen Coats Notary Public My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Grant Tiemann Rachel Chacko	LEGACY HOME LOANS DBA STEADFAST MORTGAGE	053-12-0-270.00
115 Iris Avenue	1036 STEARMAN DR, STE 6	
Old Hickory, TN 37138	WHITEHOUSE, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GUERRIER DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT TIEMANN AND RACHEL CHACKO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Councilmanic District, in the City of Lakewood, being on the North East Side of Iris Avenue and being known as Lot 1 and designated as a tract or parcel of land containing .92 acres, more or less, as shown on the survey entitled, "Final Plat of The Rozelle Green Property", a resubdivision of part of Lot No. 19 and part of Lot No. 20 Section 2, Plan of Life and Casualty Ins. Co. Subdivision of Dabbs and Elliot Property known as "Dupontonia", Tax Map 53-12, Parcel 214.00, survey prepared by John Alan Hood, TN RLS #1838, Campbell, McRae and Assoc. Surveying, Inc., 2918 Berry Hill Drive, Nashville Tennessee 37204, dated February 21, 2006, and of record in Instrument No. 20060711-0082802, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

There is conveyed herewith a perpetual 20 foot easement across Lot Two of the Green Property Subdivision as shown on said Plat for Ingress and Egress to the property conveyed herein.

Being a portion of the same property conveyed to Gerald C. Gibbs and wife, Connie W. Gibbs by Warranty Deed from Rozelle J. Green of record in Instrument No. 20060711-0082803 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on July 11, 2006.

The said Connie W. Gibbs having deceased on or about November 13, 2015, vesting Gerald C. Gibbs as surviving tenant.

Being the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company by Warranty Deed from Gerald C. Gibbs, by and through Attorney-in-Fact Robert C. Gibbs, of record in Instrument No. 20210427-0056134 Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on April 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 115 Iris Avenue, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of March, 2023.

Guerrier Development LLC, a Tennessee Limited Liability Company

By: _____
DeLisa Guerrier, Member

By: _____
Elde Guerrier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named DeLisa Guerrier and Elde Guerrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Guerrier Development LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of March, 2023.

_____
Notary Public

My Commission Expires: 3.3.26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 31, 2023 (date of document).

Affiant Signature

March 31, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023