Karen Johnson Davidson County
Batch# 992298 DEEDWARR
04/14/2023 12:31:30 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20230414-0027504

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344080**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2023. Notary Public My Commission Expires: 1-6-2025

ROBERT L SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

WARRANTY DEED

Address New Owner: Debbie Guthery-Owen 8277 Boone Trce Nashville TN 37221	Guaranteed Rate, Inc. 1806 W Cuyler Ave, Suite 1W Chicago, IL 60613-2451	Tax Information: Tax Parcel ID No. 126 15 0B 197.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca E. Childress, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Debbie L. Guthery-Owen, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, in the 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 Rebecca E. Childress, a single woman, by Warranty Deed from Catherine Ruth Levins, a married woman, of record in Instrument No. 20190812-0080012, in the Register's Office of Davidson County, Tennessee, dated August 07, 2019 and recorded on August 12, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Lexington Point Subdivision, as recorded in Plat Instrument No. 20010515-0049954.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001018-0103445, as Supplemented in Instrument Nos. 20010522-0052909, 20020214-0019754; as amended in Instrument No. 20150220-0014706.

Easement for Utilities, recorded in Book 7601, Page 404, Book 7526, Page 318 and Book 7526, Page 324.

Easement for Power/Transmission Lines, recorded in Book 751, Page 393, Book 787, Page 7, Book 4230, Page 987 and Book 4257, Page 647.

Easement for Ingress/Egress, recorded in Book 11669, Page 837 and Instrument No. 20011214-0138239.

Easement for Telecommunications, recorded in Instrument No. 20010329-0030190.

Easement for Drainage, recorded in Instrument No. 20020729-0090373.

Easement for Right of Way, recorded in Book 4205, Page 194 and Book 4226, Page 715.

This is improved property located at 8277 Boone Trce Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2023.

Rebecca Childress _____

Rebecca E. Childress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca E. Childress, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2023.

Notary Public
My Commission Expires: 6.9.2026

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 14th day of April, 2023

Robert L. Scruggs 4/14/2023
Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 14th day of April, 2023

My Commission Expires: 9.8.2025 Notary's Signature

202304140027504