Karen Johnson Davidson County
Batch# 998490 DEEDWARR
05/02/2023 11:04:25 AM 2 pgs
Fees. $13 00 Taxes. $2,608.50
20230502-0032407

WARRANTY DEED

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION [illegible]
IS GREATER, FOR THIS TRANSFER IS $705,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055,
File number: 2023-04-9900B

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP/PARCEL NUMBERS
Paige Guinn and Justin Guinn	Paige Guinn and Justin Guinn	091-15-0-279 00
(NAME)	(NAME)	
4907 Elkins Avenue	4907 Elkins Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **REBECCA L. TAYLOR AND LOLA Y. BYBEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAIGE GUINN AND JUSTIN GUINN, WIFE AND HUSBAND,** 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.

Being the Easterly 50 feet of the Westerly 150 feet of the North 1/2 of Block 35, on the Map of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said part of said block fronts 50 feet on the South side of Elkins Avenue and runs back between parallel lines, parallel to and 100 feet East of the East margin of 50th Avenue North, 150 feet to an alley

BEING the same property conveyed to Eula Mae Cunningham and husband, Frank R Cunningham from Eula Mae Cunningham, formerly known as Eula Mae Beasley by Quitclaim Deed dated February 23, 2015 and of record on March 11, 2015, in Instrument No 20150311-0020762, in the Register's Office for Davidson County, Tennessee.

Also being the same property vested in Eula Mae Cunningham upon the death of Frank R. Cunningham by reason of their tenancy by the entirety

Eula Mae Cunningham having died on October 13, 2022 in Davidson County, Tennessee intestate Rebecca L Taylor and Lola Y Bybee being her only surviving heirs as referenced in Affidavits of Heirship of record in intrument No 20230502-00 32405 and Instrument No. 20230502-00 32406 Said property was never the marital residence of Grantors

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County

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 28th day of April, 2023

Rebecca L. Taylor

Rebecca L. Taylor

Lola Y. Bybee

Lola Y Bybee

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Rebecca L. Taylor and Lola Y. Bybee** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2023

Commission Expires. 4-21-2027

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
Dickson County