Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2198

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson MB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of June, 2023

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Maercklein 537 Scotts Creek Trail Nashville, TN 37076	Guild Mtg Co 5887 Copy Dr. San Diego, CA 92111	075-12-0A-141-00 - Co

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jennifer E. Sujdak, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Maercklein, a single woman

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. 63 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, Residential P.U.D., of record in Instrument No. 20040407-0039587, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Jennifer E. Sujdak, a married person by Warranty deed from Capitol Homes Inc., a Tennessee Corporation of record in Instrument No. 20041102-0131583 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 02, 2004. The said Jennifer E. Sujdak is not now nor has ever been married, having been erroneously referenced as "a married person" in the aforesaid deed.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 537 Scotts Creek Trail, Nashville, TN 37076.

Karen Johnson Davidson County
Batch# 1018351 DEEDWARR
06/23/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20230623-0047957

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 so 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.

Dated this the 22nd day of June, 2023.

Jennifer E. Sujdak

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson (MB)

On this 22nd day of June, 2023, before me personally appeared Jennifer E. Sujdak, 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 22nd day of June, 2023.

Notary Signature
My commission expires: October 25, 2026



True Copy Certification

I, **Kaz Arbogast,** 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 22nd day of June, 2023.

Affiant Signature
Date 6-22-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON