WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035635 DEEDWARR
08/07/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,038.70
20230807-0061189

File No. EY-23-4930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,000.00

Jamika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Ryan Guite	**Same as new owner**	
(NAME)	(NAME)	
2165 Rock City Street		095-09-0-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 372106		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jacquelyn Leigh Wahlberg, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Guite, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Nor-Moor of record in Plat Book 2133, Page 54, 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 Jacquelyn Leigh Wahlberg, a married woman by Warranty deed from Julie Ruesewald, a married woman and Jennifer Price, a married woman as tenants in common with rights of survivorship of record in Instrument No. 20201221-0150721 Register's Office for Davidson County, Tennessee, dated December 14, 2020 and recorded on December 21, 2020.

Brady Headington joins in this conveyance to convey any interest he may have in the subject property as the spouse of Jacquelyn Leigh Wahlberg.

This is property more commonly known as 132 Quinn Circle, Nashville, TN 37210

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3rd day of August, 2023.

Jacquelyn Leigh Wahlberg

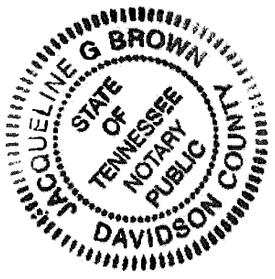
Brady Headington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2023, before me personally appeared Jacquelyn Leigh Wahlberg and Brady Headington, 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 3rd day of August, 2023.

Notary Signature
My commission expires: 11/3/25



Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 3, 2023**.

Affiant Signature

August 7, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

7th day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

