Karen Johnson Davidson County
Batch# 1046233 DEEDWARR
09/05/2023 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20230905-0069337

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 37760-06-2023 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 1st day of September, 2023.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas E. Guinane<br>Carole S. Guinane<br>1816 Bryce Circle<br>Nashville, TN 37211 | Thomas E. Guinane<br>Carole S. Guinane<br>1816 Bryce Circle<br>Nashville, TN 37211 | Map and Parcel No.:<br>172150A23300CO<br>172 15 0A 233.00 |

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, Thomas F. Duck and wife Michele F. Duck ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Thomas E. Guinane and wife Carole S. Guinane ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1816 Bryce Circle, Nashville, Davidson County, Tennessee 37211.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 1st day of September, 2023.

GRANTORS:

Thomas F. Duck

Thomas F. Duck

Michele F Duck

Michele F. Duck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas F. Duck and Michele F. Duck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 9, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Twelve, Holt Woods of record in Book 9700, Page 723, 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 Thomas F. Duck and Michele F. Duck, husband and wife, by Warranty Deed from Todd R. Mitchell, unmarried, of record in Instrument No. 20160720-0074734, in the Register's Office of Davidson County, Tennessee, dated July 14, 2016, and recorded on July 20, 2016.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Twelve, Holt Woods, as recorded in Book 9700, Page 723.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 11096, Page 143 and Book 9570, Page 22, as amended in Instrument No. 20190624-0060843.

## Tennessee Certification of Electronic Document

I, George Mudter, 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 9/1/23 (date of document).

Affiant Signature

9/1/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of September 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY