Karen Johnson Davidson County
Batch# 1047496 DEEDWARR
09/07/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20230907-0070390

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Sumner) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00 Affiant Subscribed and sworn to before me, this 7th day of September, 2023. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Emily Becker 595 Thomas Jefferson Circle Goodlettsville, TN 37115	Send Tax Bills to: All Western Mortgage Inc. 8345 W Sunset Rd. Ste 380 Las Vegas, NV 89113	Tax Information: Tax Parcel ID No. 034-05-0A-078.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN C. GUTHRIE AND ASHLEY C. GUTHRIE, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EMILY BECKER, UNMARRIED WOMAN** ("Grantee"), Grantee's 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 Unit Number 78 on Plan of Monticello Manor of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John C. Guthrie and Ashley C. Guthrie, husband and wife by Warranty deed from Ralph W. Bain and Doris S. Bain of record in Instrument No. 20170607-0057141 Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 07, 2017.

This is improved property commonly known as: **595 Thomas Jefferson Circle Goodlettsville, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 25 day of August, 2023.

JOHN C. GUTHRIE

ASHLEY C. GUTHRIE

STATE OF Tennessee)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN C. GUTHRIE AND ASHLEY C. GUTHRIE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of August, 2023.

Notary Public
My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/25/23 (date of document).

Jennifer Russell
Affiant Signature

9/7/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of September 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

