Name and Address of New Owner
Joanne Logan and Jesus Clemente Mercedes
819 Sunset View Drive, Hermitage, TN 37076

Send Tax Bills To
New Owner

Prepared by.
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1062660 DEEDWARR
10/19/2023 10.34 09 AM 3 pgs
Fees $18 00 Taxes $1,772 30

20231019-0081978

This Instrument Prepared By·
Mason Lillie, LLC
3401 Mallory Lane, STE 100, Franklin, TN 37067

Map & Parcel No 086 13 0B 060 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Allison R. Guidry, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joanne Logan and Jesus Clemente Mercedes, wife and husband, ,** "the Grantees," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee being Villa # 1372, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et seq by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No 20191210-0127306 in said Register's Office, as revised in Instrument No 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats

Being the same property conveyed to Allison R Guidry, an unmarried woman, their heirs, successors and assigns by Deed dated May 11, 2021 from Beazer Homes, LLC, a Delaware Limited Liability Company, recorded May 12, 2021, in Instrument Number 20210512-0064152, in the Official Records of Davidson County, Tennessee.

Being a portion of the same property conveyed to Grantor herein by deeds of record in Instrument No 20170717-0071485 and Instrument No 20170717-0071487, Register's Office for Davidson County, Tennessee

This property more commonly known as 819 Sunset View Drive, Hermitage, TN 37076

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of October, 2023.

_____(SEAL)
Allison R. Guidry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October 2023, before me personally appeared Allison R. Guidry, 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 17th day of October, 2023.

_____
Notary Signature

My commission expires. 10/05/2027

[SEAL]

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $479,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katie Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of October, 2023.

Notary Signature
My commission expires.

