Karen Johnson Davidson County
Batch# 1099252 DEEDWARR
02/08/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240208-0009038

WARRANTY DEED

File No. EY-24-5910

JUSTIN MOONEYHAM TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 5-21-2024
(AFFIX SEAL)

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 NUMBERS
John M. Crow and Klelian J. Guevara Arita	Guaranteed Rate	
(NAME)	(NAME)	
1009 Wood Duck Court	3940 N. Ravenswood	108-08-0-311.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chicago, IL 60613	
(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, **Josh J. Couts and Susannah Carlisle Couts, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Crow and Klelian J. Guevara Arita, husband and wife,** 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. 116 on the Plan of Revised Section Four Reelfoot of record in Plat Book 6250, Page 700, 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 Josh J. Couts, an unmarried man by Warranty Deed from Samuel G. Brick and Ashly H. Brick, husband and wife of record in Instrument No. 20080924-0097236 Register's Office for Davidson County, Tennessee, dated September 17, 2008 and recorded on September 24, 2008.

Being the same property conveyed to Josh J. Couts and Susannah Carlisle Couts, husband and wife by Quitclaim Deed from Josh J. Couts of record in Instrument No. 20130401-0031090 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on April 01, 2013.

This is property more commonly known as 1009 Wood Duck Court, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 8th day of February, 2024.

JOSH J. COUTS BY ATTORNEY IN FACT

Josh J. Couts by John Hinton, Attorney-In-Fact

SUSANNAH CARLISLE COUTS BY ATTORNEY IN FACT

Susannah Carlisle Couts by John Hinton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **John Hinton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Josh J. Couts and Susannah Carlisle Couts,** and that this instrument was executed on behalf of the said Josh J. Couts and Susannah Carlisle Couts for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202402080009037_____ in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 8th day of February, 2024.

Notary Signature
My commission expires:

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 02/08/2024.

Affiant Signature

02/08/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY