This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22271-DJ

Karen Johnson Davidson County
Batch# 1111511 DEEDWARR
03/15/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20240315-0018076

STATE OF TENNESSEE
COUNTY OF Rutherford

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2024.

Notary Public
My Commission Expires: 3/15/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin P. Guidry and Bethann C. Guidry 6604 Ormond Drive Nashville, TN 37205	Legacy Home Loans LLC dba Steadfast Mortgage 1036 Stearman Drive Ste 6 White House, TN 37188	129-06-0-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jonathan W. Homco, aka Jonathan H. Homco and Amanda Homco, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin P. Guidry and Bethann C. Guidry, husband and wife**, hereinafter called the Grantee(s), 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 all of Lot Nos. 157 and 158, Section 4, West Meade Park, according to survey and plat of same appearing of record in Book 3300, pages 68 and 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Jonathan H. Homco and Amanda E. Homco, husband and wife by Warranty Deed from Ronald E. Siemanski, a single person, dated October 20, 2021, recorded October 25, 2021, of record in Instrument No. 20211025-0142722, Register's Office for Davidson County, Tennessee. Jonathan W. Homco is also known as Jonathan H. Homco.

This is ☒ improved or ☐ unimproved property located at: **6604 Ormond Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of March, 2024.

GRANTOR:

Jonathan W.. Homco

Amanda Homco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan W. Homco and Amanda Homco, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of March, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202403150018076

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 3/14/24 (date of document).

Affiant Signature

3/15/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of March, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025