Karen Johnson Davidson County
Batch# 1145218 DEEDWARR
06/10/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240610-0043353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$480,000.00** (Four Hundred Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of May, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/22/26 (NOTARY SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Blanca Gomez Reyes 409 Weaver Drive Nashville, TN 37217	New owner	12010005300

WARRANTY DEED

FOR AND IN 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, **KELLY NICOLE MCGUIRT, AN UNMARRIED WOMAN AND CHRISTOPHER ALAN MCGUIRT, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BLANCA GOMEZ REYES, SINGLE WOMAN,** 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:

Described property located in Nashville, Davidson County, Tennessee being Lot No. 15 on the Mao of Seven Oaks, Section I, as of record in Book 1835, Page 132, Register's Office for said County.

Said Lot No. 15 fronts 100 feet on the Westerly margin of Weaver Drive, and extends back between 220 feet on the Northerly line and 216.6 feet on the Southerly line to a broken line in the rear, measuring 84.7 feet thereon.

Being the same property conveyed to Donna K. McGuirt by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9702, Page 481, dated June 13, 1995 and recorded on June 15, 1995, Register's Office for Davidson County, Tennessee.

And further conveyed to Donna K. McGuirt by Quitclaim Deed from Bank of New York, as Trustee for the Certificateholders of CWABS 2004-02 of record in Instrument No. 20071019-0123924, dated October 12, 2007 and recorded on October 19, 2007, Register's Office for Davidson County, Tennessee. And further vested in Donna K. McGuirt by Default Judgment and Final Order recorded in Instrument No. 20120917-0083929 on September 17, 2012, Register's Office for Davidson County, Tennessee. The said Donna K. McGuirt having since died intestate on July 21, 2023 leaving Kelly Nicole McGuirt and Christopher Alan McGuirt as her only heirs-at-law as established by Probate File No. 23P1573, in the Circuit Court of Davidson County, Tennessee Probate Division and whereas Kelly Nicole McGuirt was named Administratrix of the Estate of Donna K. McGuirt.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:		Property known as:
	(**X**) IMPROVED ( ) UNIMPROVED	**409 WEAVER DRIVE** **NASHVILLE, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2024047137

WITNESS, this 30th day of May, 2024

Kelly Nicole McGuirt

Christopher Alan McGuirt

Estate of Donna K. McGuirt

Kelly Nicole McGuirt ADMINISTRATRIX
By: Kelly Nicole McGuirt, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelly Nicole McGuirt and Christopher Alan McGuirt** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of May, 2024.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelly Nicole McGuirt,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Administratrix of the Estate of Donna K. McGuirt, and in her capacity as such Administratrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of May, 2024.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expires: _____

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/30/24 (date of document).

Affiant Signature

5/30/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

