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 # 1147256 DEEDWARR
06/14/2024 10:13:14 AM 2 pgs
Fees: $13.00 Taxes: $1,546.60

20240614-0044641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $418,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of June, 2024

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Dileisy Pichardo and Aurys R. Diaz	NEW OWNER	173-15-0A-061.00 CO
1216 Bending Creek Drive		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David Guth, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dileisy Pichardo, an unmarried woman and Aurys R. Diaz, an unmarried man, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 61, on the Plan of Mill Run, Phase 1, of record in Book 11700, Page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lorraine L. Guth, single and David Guth, married, as joint tenants with rights of survivorship, by Quitclaim Deed from Lorraine L. Guth, single, dated 6/6/2024 and recorded 6/10/2024 in Instrument No. 20240610-0042970; and being the same property previously conveyed to Lorraine L. Guth, single by Warranty Deed from Mark A. Marshall, single, dated 8/12/2004 and recorded 8/20/2004 in Instrument No. 20040820-0101195, Register's Office for Davidson County, Tennessee. Lorraine L. Guth died on 6/11/2024, leaving the above described property solely vested in David Guth.

The above described property is not the principal or marital residence of David Guth, his spouse or dependents, as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: All existing easements and all matters shown on plat of record in Book 11700, Pages 27 and 28; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 11675, Page 472, as amended in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016, Instrument No. 20021121-0144876 and Instrument No. 20211129-0157060; Charter in Instrument No. 19991207-0300674; Conveyance of Common Areas in Instrument No. 20000217-0016180; Storm Water Detention Agreement in Instrument No. 20010405-0033586; Landscape Agreement in Instrument No. 20010405-0033587; Easement in Instrument No. 20011024-0116286; Transmission Line Easement of record in Book 3933, Page 359; and Sanitary Sewer Easements of record in Book 10448, Page 188, Instrument No. 20110126-0007035 and Instrument No. 20111117-0089838, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1216 Bending Creek Drive, Nashville, TN 37013

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 11th day of June, 2024.

David Guth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Guth with whom I am personally acquainted (or proved to me, on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2024.

Notary Signature
My commission expires: 9.21.2024

