Karen Johnson Davidson County
Batch# 1148902 DEEDWARR
06/20/2024 07:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240620-0046027

Name and Address of New Owner:
Ryan A. Williams
624A Annex Avenue
Nashville, TN 37209

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24050785

Map and Parcel: 090-08-0B-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Paul Guidry and Bethann C. Guidry**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan A. Williams,** a single man, hereinafter called the GRANTEE, his 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 Unit A, 624 Annex Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 624 Annex Avenue Townhomes, of record in Instrument Number 20150723-0072224, 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 Justin Paul Guidry, a single man by Warranty Deed from D & J Properties of Tennessee, LLC of record in Instrument No. 20160705-0068255, Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 05, 2016.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Instrument Number 20150723-0072224; all matters shown on the Plan of record in Plat Book 332, Page 24, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 624A Annex Avenue, Nashville, TN 37209

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 7th day of June, 2024.

Justin Paul Guidry

Bethann C. Guidry

State of Tennessee

County of Davidson

Personally appeared before me, Justin Paul Guidry and Bethann C. Guidry, with whom I am personally acquainted, and who acknowledged that they execued the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th of June, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00.

Affiant Signature

Subscribed and sworn to before me, this 7th day of June, 2024.

Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 7, 2024**.

Affiant Signature

June 18, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25