NEW OWNER:
JOHNNY SPRAY
1904 KAILEY HAYES CT
MT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0835

Map & Parcel
096100264.00

Space for Recorder's stamp

Karen Johnson — Davidson County
Batch # 1175917 — DEEDWARR
08/30/2024 11:14:26 AM — 3 pgs
Fees: $18.00 Taxes: $832.50
20240830-0066952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALICIA GUETHLEIN, ADMINISTRATOR, CTA OF THE ESTATE OF PATRICIA ANN BRYANT and ALICIA GUETHLEIN** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOHNNY SPRAY** ("Grantee") his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 557, Plan of Cloverhill, Section 8, of record in Plat Book 2331, Page 11, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to PATRICIA ANN BRYANT, by Quitclaim Deed from Harold Reeves, Trustee, dated October 6, 1986, and of record in Book 7010, Page 980, Register's Office for DAVIDSON County, Tennessee. Patricia Ann Bryant is now deceased, having died unmarried and testate on May 14, 2024, in Davidson County, Tennessee. For further reference to title, see the Estate of Patricia Ann Bryant, of record in Case No. 24P1377, in the Circuit Court of Davidson County, Tennessee, Probate Division, whereby the property herein was devised to Alicia Guethlein, and whereas, pursuant to Order Approving Purchase and Sale Agreement and Counter Offer, Alicia Guethlein, as Administrator C.T.A., shall have the authority to sell the property without the joinder of any beneficiaries.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **3109 CROSSWOOD DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 11, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 27th day of August, 2024.

ESTATE OF PATRICIA ANN BRYANT

Alicia Guethlein Administrator CTA

BY: ALICIA GUETHLEIN, ADMINISTRATOR, CTA

Alicia Guethlein

ALICIA GUETHLEIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALICIA GUETHLEIN, ADMINISTRATOR, CTA OF THE ESTATE OF PATRICIA ANN BRYANT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2024.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALICIA GUETHLEIN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

AFFIANT

Sworn to and subscribed to before me this 27th day of August, 2024.

NOTARY PUBLIC

My commission expires: 3/6/27

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY