Karen Johnson Davidson County
Batch# 1202981 DEEDWARR
11/08/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20241108-0087284

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **357,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/05/2024** Notary Public MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Crystal Johnson Notary Public State of Tennessee Sumner County

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4946

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Lind	**Guild Mortgage Company, LLC**	**072-10-0-209.00**
2615 Neldia Court Nashville, TN 37206	**5887 Copley Drive San Diego, CA 92111**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Clark Dennis Simmons, Jr., Joseph Ronnie Majors, Sr., Lavonia Dawn Waters, Dana Ann Darden, and Gwendolyn Marie Cooper Cobbs,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Lind, a single person,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 11 on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 76.68 feet on the easterly side of Neldia Court and runs back 46.9 feet on the northerly line and 90.2 feet on the southerly line to a dead line measuring 119.4 feet thereon. Being the same property conveyed to Joseph Ronnie Majors, Sr., Clark Dennis Simmons, Jr., Lavonia Dawn Waters, Dana Ann Darden, and Gwendolyn Marie Cooper Cobb by Quitclaim Deed Granting a Life

Estate Remainder dated July 16, 2018, from Mary Sweat Simmons, recorded July 23, 2018, in Instrument Number 20180723-0071262, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2615 Neldia Court, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **November, 2024**.

Clark Dennis Simmons Jr.

Lavonia Dawn Waters

Joseph Ronnie Majors, Sr.

Dana Ann Darden

Gwendolyn Marie Cooper Cobbs

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Clark Dennis Simmons, Jr., Joseph Ronnie Majors, Sr., Lavonia Dawn Waters, Dana Ann Darden, and Gwendolyn Marie Cooper Cobbs**, with whom I am personally acquainted, or proved 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 official seal on this the **5th** day of **November, 2024**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/5/2024 (date of document).

Affiant Signature

11/8/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8 day of Nov. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County