Karen Johnson Davidson County
Batch# 1206836 DEEDWARR
11/20/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,062.27
20241120-0090052

**State of Tennessee)**
**County of Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $287,100.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2024.

Notary Public:
My Commission Expires: 9/27/24

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| John Lassourreille and Ashley Lassourreille<br>9644 Brunswick Drive<br>Brentwood, TN 37027 | New Owner | 096-10-0-222.00 |

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/we, **Brenda C. Brown, married and Ray L. McGuffey, married, and Benny L. McGuffey, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **John Lassourreille and Ashley Lassourreille, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 377 on the Plan of Cloverhill, Section VII, as of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Eulee LaFon and wife, Willie M. LaFon, by Warranty Deed from A.H. Johnson and wife, Malfin Johnson, dated 3/17/1955 and recorded 3/18/1955 in Book 2346, Page 621, in the Register's Office of Davidson County, Tennessee.

The said Eulee LaFon having since predeceased Willie M. LaFon. The said Willie M. LaFon, also known as Willie Genevie LaFon, having since died testate on April 11, 2024 with her estate being probated for muniment of title only under Case No. 24P-1552, in the Probate Court for Davidson County, Tennessee. Subject property was devised to Brenda C. Brown, Ray L. McGuffey and Benny L. McGuffey, equally as tenants in common by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee and recorded in Instrument No. 20240815-0062540 and by Order Admitting Foreign Will to Probate without Administration and for Muniment of Title Purposes Only recorded in Instrument No. 20240815-0062539, in the Register's Office of Davidson County, Tennessee.

*The above-referenced property is not now, nor has it ever been, the primary residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 2133, Page 92, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement recorded in Book 6172, Page 133, Register's Office of Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 2913 Dunmore Drive, Nashville, TN 37214

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 assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 15th day of November, 2024.

Brenda C. Brown

Ray L. McGuffey

Benny L. McGuffey

**State of Tennessee**
**County of Sumner**

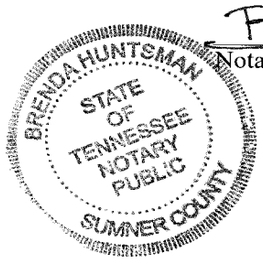
Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Brenda C. Brown and Ray L. McGuffey and Benny L. McGuffey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of November, 2024.

Commission Expires: 09/27/26

B. Huntsman

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Brenda Huntsman**, 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 11/15/24.

Date

Brenda Huntsman

Affiant Signature

11/18/24

Date

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

