FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **379,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/15/2024** Notary Public MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1207087 DEEDWARR
11/20/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20241120-0090390

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4942

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Breedlove and Savannah Breedlove	**Guild Mortgage Company, LLC**	**26-06-103.00**
116 Sheffield Court Goodlettsville, TN 37072	**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, **June Whittemore, widow,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Savannah Breedlove and Brandon Breedlove, wife and husband,** 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:

LAND in Davidson County, Tennessee, being Lot No. 284 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, page 549, said Register's Office.

SAID Lot No.284 which is a corner lot, fronts 48.91 feet on the southerly margin of Sheffield Court and fronts 100.81 feet on the easterly margin of Windsor Trace, said frontages being joined by a curve having a length of 39.27 feet and extends back 60.39 feet on the southerly line and 124.50 feet on the easterly line to a point of intersection.

Being the same property conveyed to Harold D. Whittemore and wife, June Whittemore by Deed dated September 28, 1994 from William Arthur Sims, Jr. and wife, Tara Leigh Ball Sims, recorded September 29, 1994, in Book 9477, Pages 843-845, in the Register's Office of Davidson County, Tennessee.

*Harold D. Whittemore having since passed on October 11, 2006.

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 **116 Sheffield Court, Goodlettsville, TN 37072**
(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 **15th** day of **November, 2024**.

June Whittemore

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **June Whittemore**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

11/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27