Karen Johnson Davidson County
Batch # 1238819 DEEDWARR
02/20/2025 11 39 40 AM 3 pgs
Fees $17 00 Taxes $0 00
20250220-0012255

Prepared by and return to
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, TN 38018
(901) 372-5003

Map & Parcel: 157 00 0 030.00

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
ROBERT D. GWINN and	*	Robert D. Gwinn
JANET B. GWINN	*	Janet B. Gwinn
6384 Chickering Circle	*	6384 Chickering Circle
Nashville, TN 37125	*	Nashville, TN 37125

The GRANTOR, **JANET B. GWINN,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT D. GWINN and wife, JANET B. GWINN,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 9 on the Plan of Iroquois Meadows of record in Book 5050, page 86, as amended in Book 5260, page 590, both in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9 fronts 95 feet on the westerly margin of Chickering Circle and extends back 376.09 feet on the northeasterly line and 251.42 feet on the southerly line to a broken line measuring 328.62 feet thereon.
>
> Being the same property conveyed to JANET B. GWINN by Quitclaim Deed of record at Instrument No. 20100803-0061058 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 4th day of February, 2025, by the undersigned.

JANET B. GWINN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JANET B. GWINN,** to me known to be the person described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: July 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 4th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: July 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY