WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239693 DEEDWARR
02/21/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,549.93
20250221-0013149

File #25-PA-0133-C

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Herndon Means and Emily Nicole Means	**Guild Mortgage Company, LLC**	
(NAME)	(NAME)	
133 Shihmen Court	**5887 Copley Drive**	**162 07 0 051.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	**San Diego, CA 92111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GARRY VIRE, A SINGLE PERSON, AND DILLON WILEY, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM HERNDON MEANS AND EMILY NICOLE MEANS, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 228 on the Plan of SECTION 2, ANTIOCH PARK of record in Plat Book 3842, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dillon Wiley, single and Garry Vire, single, as joint tenants with rights of survivorship, by Warranty Deed from Anne E. Dawson, married, of record in Instrument No. 20211201-0158514, in the Register's Office of Davidson County, Tennessee, dated November 22, 2021, and recorded on December 01, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, ANTIOCH PARK, as recorded in Plat Book 3842, Page(s) 240.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4292, Page 859.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 133 Shihmen Court, Antioch, TN 37013.

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

Witness my/our hand(s) this the 18th day of February, 2025.

Garry Vire

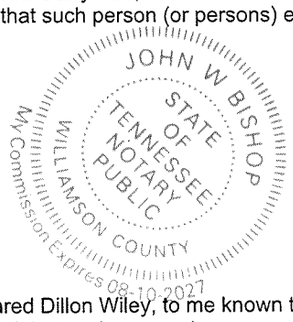
Dillon Wiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2025, before me personally appeared Garry Vire, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of February, 2025.

Notary Signature
My commission expires:

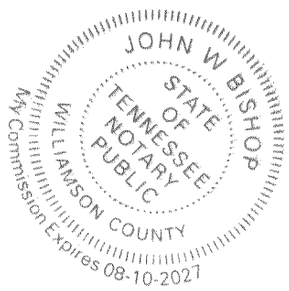


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2025, before me personally appeared Dillon Wiley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of February, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, John W. Bishop, 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 this the 19 day of Feb., 2025.

Affiant Signature
Date 2/19/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of Feb., 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026