Prepared by

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250018

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson
Batch # 1242451
03/03/2025 10 38 45 AM
Fees $13 00 Taxes $1,091 50

Davidson County
DEEDWARR
2 pgs

20250303-0015518

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2025

Notary Public
My Commission Expires _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information
Karen M. Guenther-Attea 509 Cleves Street Old Hickory TN 37138	New Owner	Tax Parcel ID No 044-11-0-153 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julianne Christou, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen M. Guenther-Attea**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled Plan of Section "A" Village of Old Hickory, of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JULIANNE CHRISTOU, by deed from JOHN THOMPSON, of record in Instrument No 20181231-0126252, dated December 17, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 044-11-0-153 00.

Matters shown on the Plan of record in Plat Book 1424, page 68, said Register's Office

Right of way easement for telephone lines of record in Book 662, page 743, said Register's Office.

Utilities easement in Book 1912, page 76, said Register's Office

This is improved property located at 509 Cleves Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2025.

Julianne Christou

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julianne Christou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2025.

Notary Public

My Commission Expires: _____

