WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1248447
03/20/2025 10 29 40 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20250320-0020343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2025

Notary Public
MY COMMISSION EXPIRES

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

File #25-PA-0218-C

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)
Ferris Freeman Phillips and Maggie Louise Wallace	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	
218 Graeme Drive	**4750 S. Biltmore Lane**	**084 14 0 056 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Madison, WI 53718**	
(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,

LIZA LANDRY AND GUSTAVO GUERRERO, WIFE AND HUSBAND,

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

FERRIS PHILLIPS AND MAGGIE WALLACE, HUSBAND AND WIFE,

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 129, on the plan of DONELSON HILLS, as shown by plat of record in Plat Book 2331, Pages 22 and 23, 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 Liza Landry and Gustavo Guerrero, wife and husband, by Warranty Deed from Michael Pretorius and Amanda Pretorius, husband and wife and Phil Jack and Leah Jack, husband and wife, of record in Instrument No 20201001-0113558, in the Register's Office of Davidson County, Tennessee, dated September 28, 2020, and recorded on October 01, 2020

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of DONELSON HILLS, as recorded in Plat Book 2331, Page(s) 22 and 23
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2396, Page 365
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **GUSTAVO GUERRERO** as Attorney-in-Fact for **LIZA LANDRY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250320-0020343, Register's Office for **Davidson** County, Tennessee*

This is ____ **unimproved** __X__ **improved** property known as 218 Graeme 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), 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 March, 2025

Liza Landry by Gustavo Guerrero, her attorney in fact.

Liza Landry by Gustavo Guerrero, her Attorney-In-Fact

Gustavo Guerrero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GUSTAVO GUERRERO**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LIZA LANDRY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LIZA LANDRY**

Witness my hand and official seal this **18th** day of **March, 2025**

Notary Signature
My Commission Expires

JOHN W BISHOP · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Gustavo Guerrero, 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 March, 2025

Notary Signature
My commission expires

JOHN W BISHOP · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Gustavo Guerrero, 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 March, 2025

Notary Signature
My commission expires

JOHN W BISHOP · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · My Commission Expires 08-10-2027