Karen Johnson Davidson County
Batch# 1254951 DEEDWARR
04/02/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250402-0024841

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 27 day of March, 2025.

Notary Public
My commission expires:
4/15/2025

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and Return to:
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ingrid Lochamire **Kenton Lochamire**	Guild Mortgage Company, LLC	**02504003400**
228 W Cedar St	**PO Box 85046**	
Goodlettsville, TN 37072	**San Diego, CA 92186-5046**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Barrett Spicer, G.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ingrid Lochamire and Ken Lochamire, a married couple

HEREINAFTER CALLED THE GRANTEES, 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. 1 & Lot No. 2, Map of W C Moncrief Subdivision, being more particularly described, as follows:

Said Lots 1 & 2 front together 115 feet on the South side of Cedar Street and run back between parallel lines 150 feet to a deadline, which measure 118 feet.

Being the same property conveyed to Barrett Spicer, GP, by Warranty Deed from Erin Dias, Trustee of The 228 West Cedar St Trust, dated August 13, 2024, of record in Instrument No. 20240819-0063484, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Erin Dias, Trustee of The 228 West Cedar Street Trust, by Warranty Deed from Jonathan N Robinson, an unmarried man, dated August 13, 2024, of record in Instrument No. 20240814-0061978, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jonathan N Robinson, an unmarried man, by Warranty Deed from Thomas L Cunningham, dated April 1, 2010, of record in Instrument No. 20100405-0024868, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 228 W Cedar St, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Date: 3-27-25

Barrett Spicer, G.P.
By: Marty Spicer
It's: Vice President

Date: 3-27-25

Barrett Spicer, G.P.
By: Jerald Barrett
It's: Secretary

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marty Spicer, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is Vice President of Barrett Spicer, G.P. and is authorized by Barrett Spicer, G.P. to execute the within instrument on its behalf.

Witness my hand, at office, this 27 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 10/24/2028

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerald Barrett, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is Secretary of Barrett Spicer, G.P. and is authorized by Barrett Spicer, G.P. to execute the within instrument on its behalf.

Witness my hand, at office, this 27 day of March, 2025.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10/24/2028

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 3/27/2025.

Affiant Signature – Joshua A. Terry

4/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/1/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27