THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8320-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000 00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2025 Notary Public MY COMMISSION EXPIRES _____ (AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-8-2028

Karen Johnson
Batch # 1256426
04/04/2025 09 38 25 AM
Fees $13 00 Taxes $1,813 00

Davidson County
DEEDWARR
2 pgs

20250404-0025635

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles Frederick Bond, Jr. and Deborah Leah Cohen Bond	NEW OWNER	
7293 Cavalier Road		143-03-0-043.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Jerrilyn J. Guerreno, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Frederick Bond, Jr. and Deborah Leah Cohen Bond, husband and wife**

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. 381 on the plan of Walnut Hill Manor, Section I, as of record in Book 4460, Page 108, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregg L. Guerreno and wife, Jerrilyn J. Guerreno by Warranty Deed from Louis N. Farringer Jr. and wife Lucinda E. Farringer, dated June 14, 1985 and recorded June 18, 1985 in Book 6584, Page 332, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frank Guerreno and wife, Edna Guerreno as to a life estate by Warranty Deed Establishing life estate from Gregg L. Guerreno and wife, Jerrilyn J. Guerreno, dated October 24, 2001 and recorded October 29, 2001 in Instrument No. 20011029-0117472, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gregg L. Guerreno and wife, Jerrilyn J. Guerreno and Frank Guerreno Jr. married by Quitclaim Deed from Gregg L. Guerreno and wife, Jerrilyn J. Guerreno dated June 2, 2003 and recorded July 2, 2003 in Instrument No. 20030702-0091738 and re-recorded in Instrument No. 20030904-0128604, said Register's Office.

Being the same property conveyed to Gregg L. Guerreno and Jerrilyn J. Guerreno, husband and wife by Quitclaim Deed from Gregg L. Guerreno individually and surviving sole decedent and heir of Frank Guerreno, Jr., deceased dated May 25, 2012 and recorded June 8, 2012 in Instrument No. 20120608-0050298, Register's Office of Davidson County, Tennessee.

Gregg L. Guerreno having become deceased on or about October 29, 2021, see Affidavit as to surviving co-tenant and spouse by Jerrilyn J. Guerreno recorded in Instrument NO. 20221216-0130457, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **7293 Cavalier Road, Nashville, TN 37221**

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 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 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.

Witness our hands this the 1 day of April, 2025.

Jerrilyn J. Guerreno

Jerrilyn J. Guerreno

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerrilyn J. Guerreno**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of April, 2025.

My Commission expires: _____

Notary Public