WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263465 DEEDWARR
04/23/2025 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250423-0031245

File #25-TC-3318-A

(SEAL) ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 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)
David Gilliam and Vanessa Gilliam	**New Owner**	
(NAME)	(NAME)	
3318 A Felicia Street	**10 Edswood Court**	**092 09 4W 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Little Rock, Arkansas 72223**	
(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,

JACFRANZ GUITEAU, AN UNMARRIED PERSON, AND EVE BOWERS, AN UNMARRIED PERSON,

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

DAVID GILLIAM, AND VANESSA GILLIAM, 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 Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3318 FELICIA STREET TOWNHOMES of record in Instrument No. 20170127-0008888, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacfranz Guiteau and Eve Bowers, husband and wife, by Warranty Deed from Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust, and Amy Johnson Manzanares, Trustee of the Manzanares Family Trust, of record in Instrument No. 20181121-0114476, in the Register's Office of Davidson County, Tennessee, dated November 13, 2018, and recorded on November 21, 2018.

Jacfranz Guiteau and Eve Bowers have since divorced, see Final Divorce Decree in Docket No. 24D-1450, in the Fourth Circuit Court for Davidson County, Tennessee.

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 RESUBDIVISION OF THE WILCOX PROPERTY, as recorded in Plat Book 421, Page(s) 42.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170127-0008888.
* Charter for 3318 Felicia Street Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20170130-0009469.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3318A Felicia Street, Nashville, TN 37209.

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 16th day of April, 2025.

Jacfranz Guiteau

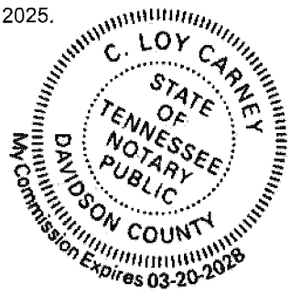
Eve Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2025, before me personally appeared Jacfranz Guiteau, 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 16th day of April, 2025.

Notary Signature
My commission expires:

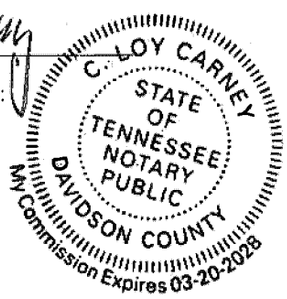


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2025, before me personally appeared Eve Bowers, 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 16th day of April, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Spencer Gross, 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 **April 16th, 2025**.

Date

Affiant Signature

April 16th, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **23rd** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025