THIS INSTRUMENT PREPARED BY:
Durinda Crabtree
Capstone Title & Escrow, LLC - Hendersonville/Gallatin
210 Baber Park
Suite 150
Gallatin, TN 37066
File No.: 2025-285

Address New Owner(s)
Rafael Guerrero and Ashton Guerrero
8114 Spot Light Road
Lyles, TN 37098

Karen Johnson Davidson County
Batch# 1267386 DEEDWARR
05/01/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250501-0033756

Send Tax Bills To:
Guild Mortgage Company, LLC
5887 Copley Drive
San Diego, CA 92111

Map & Parcel Nos.: 043 02 0 062.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th** day of **April**, **2025**, by and between **Jean W. Cairnes**, **surviving tenant by the entirety with Thomas H. Cairnes, deceased (DOD January 3, 1998)**, party of the first part, and, **Rafael Guerrero and Ashton Guerrero, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **Three Hundred Fifty Thousand and 00/100 ($350,000.00) Dollars** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, state of Tennessee:

> Being a portion of Reserved Parcel A on the Plan of FARVIEW, SECTION 2 of record in Plat Book 3600, Page 6, R.O.D.C., TN, described as follows:
>
> Beginning at an iron pin at the Easternmost common corner of Lot No(s). 14 and 15 on the plan of FARVIEW, SECTION 2; thence with the Easterly line of said Lot No. 15 N 21 degrees 31' 00" W 72.91' to an iron pin at the Easternmost common corner of Lot No(s). 15 and 16; thence leaving said lot(s) N 68 degrees 26' 57" E 92.42' to an iron pin; thence S 68 degrees 26' 57" W 86.96' to the point of beginning, containing 0.15 acres more or less.

Previous and Last conveyance being the same property conveyed to **THOMAS H. CAIRNES and wife, JEAN W. CAIRNES**, by Warranty Deed from **HUBERT L. BAKER and wife, MARILYN A. BAKER**, of record in Book 5812, Page 159, in the Register's Office of Davidson County, Tennessee, dated October 02, 1981, and recorded on October 28, 1981.The said **THOMAS H. CAIRNES** since died on January 03, 1998, leaving **JEAN W. CAIRNES** as surviving tenant by the entirety.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee simple of the afore described real estate; that he has a good right

to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jean W Cairnes by Julia C. Hooper as her Attorney in Fact

Jean W. Cairnes by
Julia C. Hooper, as his/her Attorney-in-Fact

STATE OF TENNESSEE,
COUNTY OF SUMNER

Before me, a Notary Public, personally appeared **Julia C. Hooper** with whom I am personally acquainted, and who, upon oath acknowledged herself to be the attorney-in-fact for **Jean W. Cairnes** the within named bargainor, and that she as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as attorney-in-fact.

WITNESS my hand and Notarial Seal at office this **30th** day of **April, 2025**.

My commission expires: 5/24/28

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$350,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **30th** day of **April, 2025**.

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

PROPERTY ADDRESS:
608 May Drive
Madison, TN 37115

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of April, 2025.

Affiant Signature
Date 4.30.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

