WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279403 DEEDWARR
05/29/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,353.83
20250529-0042287

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Michael Guerin	New Owner	087-00-0-062.00
(NAME)	(NAME)	
4267 Central Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Christy Welborn and Renee Williams, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Michael Guerin, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in the 4th Civil District of Davidson County, Tennessee, and beginning at a stone in the North Margin of the Central Pike, being at the Florence Johnson Southwest corner; thence, running in a northerly direction with the Florence Johnson West boundary line 140 yards to a stone in the said boundary line; thence in a Westerly direction with a line, parallel to the Central Pike, 35 yards to a stone; thence in a Southerly direction with a line parallel to the Florence Johnson West boundary line 140 yards to a stone in the North Margin of the Central Pike; thence in an Easterly direction with the North Margin of the Central Pike 35 yards to the point of beginning, and containing one (1) acre, more or less.

Being the same property conveyed to Christy Welborn by Warranty Deed from TMJ Investments LLC dated 05/01/2015 and recorded inInstrument No. 201505040040332 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christy Welborn, a single man and Renee Williams, a single woman, the Grantee by Quit Claim Deed from Christy Welborn, a single man, the Grantor, dated 01/10/2015 , of record in Instrument 201507100067333, Register's Office for Davidson County, Tennessee.

The said Christy Welborn and Renee Williams having since married.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4267 Central Pike, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 27th day of May, 2025.

Christy Welborn

Renee Williams

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christy Welborn and Renee Williams**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of May, 2025.

Notary Public:

My Commission Expires: 1.31.29

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 5/27/2025.

Affiant Signature – Joshua A. Terry

5/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/29/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27