Karen Johnson Davidson County
Batch# 1293820 DEEDWARR
07/03/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250703-0052873

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick J. Guzbaddo, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Joshua Derryberry, a single man, and Caitlin Ronke, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat of Burkitt Commons, Phase 3 of record in Plat at Instrument No. 20210112-0005106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark David Stevens and Cheryl Ann Stevens as Trustees of the Stevens Family Trust Dated April 19, 2016 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220608-0065615 Register's Office for Davidson County, Tennessee, dated June 03, 2022 and recorded on June 08, 2022 and Scriveners Affidavit recorded on January 05, 2024 of record in Instrument No. 20240105-0001123.

Being the same property conveyed to Patrick J. Guzbaddo, an unmarried man by Warranty Deed from Mark David Stevens and Cheryl Ann Stevens, Trustees of the Stevens Family Trust Dated April 19, 2016 of record in Instrument No. 20240122-0003274 Register's Office for Davidson County, Tennessee, dated January 10, 2024 and recorded on January 22, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 813 Bolton Drive, Nolensville, TN 37135.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Joshua Wayne Derryberry **Caitlin Ronke** **813 Bolton Drive** **Nolensville, TN 37135**	New Owner	**186-03-0A-034.00**

WITNESS THE EXECUTION HEREOF this 30th day of June, 2025.

Patrick J. Guzbaddo

State of Tennessee)
County of Davidson)

On this 30th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Patrick J. Guzbaddo, the bargainor(s), to me known (or proved to me ~~on the basis of~~ satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/2028

ANGELA BOSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 515,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of June, 2025.

Notary Public

My Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 6/30/25.

Affiant Signature – Joshua A. Terry

7/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27