Karen Johnson Davidson County
Batch# 1296969 DEEDWARR
07/11/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $808.45
20250711-0054933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of July, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

2025-06-3061

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeanne d'Arc Bassil 2025 Woodmont Blvd, #337 Nashville, TN 37215	NEW OWNER	Map/Parcel 117-11-0J-337.00-CO

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, **Amy Guidera, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeanne d'Arc Bassil, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 337, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned.

Being the same property conveyed to Amy Guidera, married woman by Warranty Deed from Campbell Mobley, an unmarried woman of record in Instrument No. 20211215-0165492 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 15, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2025 Woodmont Blvd, 337, Nashville, TN 37215.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 10th day July, 2025.

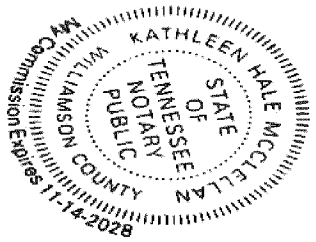
Amy Guidera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of July, 2025, before me personally appeared Amy Guidera, 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 10 day of July, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7-10-2025.

Date

Affiant Signature

7-10-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of July, 2025.

Notary's Signature

My Commission Expires: Jan 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON