WARRANTY DEED

Karen Johnson Davidson County
Batch# 1307209 DEEDWARR
08/11/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250811-0063483

Y-PC-25-1907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Alan Wyatt, Jr. and Alexandra Wyatt	New Owner	
(NAME)	(NAME)	**072-12-0-171.00**
1907 Marsden Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JESSI GUNTER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ALAN WYATT, JR. AND ALEXANDRA BROOKE WYATT, 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 Lot No. 303 on the Plan of Burchwood Gardens, Section III of record in Plat Book 2900, Page 116, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 303 fronts 58.68 feet on the Northerly side of Marsden Avenue, and runs back 140.27 feet on the West line and 126.30 feet on the east line, to a dead line in the rear, on which it measures 129.27 feet.

Being the same property conveyed to Jessi Gunter, an unmarried woman by Warranty Deed from Stuart Scott Ridgway, unmarried of record in Instrument No. 20130228-0020267 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on February 28, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 116, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1907 Marsden Ave., Nashville, Tennessee 37216**.

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 8th DAY OF AUGUST, 2025.

Jessi Gunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSI GUNTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Alli Pinkston, 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 **August 8, 2025**.

Date

Alli P

Affiant Signature

8/11/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County