Warranty Deed

Karen Johnson Davidson County
Batch# 1311137 DEEDWARR
08/18/2025 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250818-0065415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2025.

Notary Public

My commission expires: 8-12-28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Obando Guerrero Alvarez, Stafanie Lisbeth Burton Camacho and Yorday V. Guerrero	First National bank of America	085-07-0-028.00
3147 Stafford Drive	24 E Saginaw St.	
Nashville, TN 37214	E Lansing, MI 48823	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BRENDON SHIRLEY AND CHRISTINA SHIRLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OBANDO GUERRERO ALVAREZ AND STAFANIE LISBETH BURTON CAMACHO, HUSBAND AND WIFE, AND YORDAY V. GUERRERO, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 184 on the Plan of Stanford Country Club Estates, Section Four of record in Plat Book 2900, Page (s) 83 and 84, 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 Guest SNB, LLC, a Wyoming Limited Liability Company by Warranty Deed from Brendon Shirley and Christina G. Shirley AKA Christina Shirley, husband and wife of record in Instrument No. 20220216-0018017 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on February 16, 2022.

Being the same property conveyed to Brendon Shirley and Christina Shirley, husband and wife by Quit Claim Deed from Guest SNB, LLC, a Wyoming Limited Liability Company of record in Instrument No. 20240910-0069856 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 10, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3147 Stafford Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~25th~~ 23rd day of July, 2025.

Brendon Shirley

Christina Shirley

STATE OF FLORIDA
COUNTY OF Palm Beach

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

Witness my hand and seal this 23rd day of July, 2025.

Notary Public

My Commission Expires: 9-3-2027

FORTUNO JEANFORT
Notary Public - State of Florida
Commission # HH 426675
My Comm. Expires Sep 3, 2027

True Copy Certification

I, Yvette Meldrum, 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 July 23, 2025.

Signature
July 23, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 23, 2025

Notary's Signature

My Commission Expires: 10·25·26

