Karen Johnson Davidson County
Batch# 1318992 DEEDWARR
09/05/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20250905-0071118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0351

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leidy Bejarano Guzman	Novus Home Mortgage, a division of Ixonia Bank, a State Chartered Bank	Map: 16201000600
(NAME) 351 Strasser Dr.	(NAME) 20225 Water Tower Blvd, Suite 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS ($308,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SONJA T. JANNELLI, TRUSTEE OF THE VIVIAN P. TIDWELL IRREVOCABLE LIVING TRUST DATED APRIL 1, 2024,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEIDY BEJARANO GUZMAN, SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 1 on the Plan of Resubdivision Lot No. 20, Fairlane Park of record in Plat Book 6900, Page 472, 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 Glenn T. Tidwell, unmarried, by deed from Glenda Garriott, unmarried, of record in Book 11175, Page 965, dated October 28, 1998, Register's Office for said County.

Probate No. 17P475, of record in Probate Court of Davidson County, Tennessee, naming Vivian P. Tidwell as Devisee. The Will is also of record in Instrument No. 20180131-0009799, said Register's Office. Being the same property conveyed to Vivian P. Tidwell, Trustee of The Vivian P. Tidwell Revocable Living Trust dated April 1, 2024. by Quitclaim Deed from Vivian P. Tidwell of record in Instrument No. 20240402-0023172, dated April 1, 2024, said Register's Office. The said Vivian P. Tidwell died testate on March 31, 2025, and the Will was admitted to Probate as Probate No. 25P1143 of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 472, said Register's Office; (3) All matters of record in Plat Book 2331, Page 108, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2498, Page 571, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 351 Strasser Dr., Nashville, TN 37211
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 4th day of September, 2025.

The Vivian P. Tidwell Irrevocable Living Trust dated 4/1/2024

BY: Sonja T. Jannelli / Trustee
Sonja T. Jannelli
Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sonja T. Jannelli, Trustee of the The Vivian P. Tidwell Irrevocable Living Trust dated 4/1/2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the The Vivian P. Tidwell Irrevocable Living Trust dated 4/1/2024, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Sonja T. Jannelli, as Trustee.

Witness my hand and official seal this 4th day of September, 2025.

My commission expires: 09/19/2029 Wanda S. Ezell Notary Public
Notary Public

WANDA S. EZELL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
09/19/2029

Certification of Recorded Documents

I, Channing Miles, 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 September 5, 2025.

(AFFIANT) – Channing Miles

09/05/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of September, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY