SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This Instrument Prepared By:
Seth Connell, Esq.
Connell Law, PLLC
107 W. Lytle St., Suite C
Murfreesboro, TN 37130

This transfer is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi). I swear or affirm that the actual consideration for this transfer is $0.00.

Karen Johnson Davidson County
Batch # 1346955 DEEDWARRSP
11/17/2025 10:48:59 AM 2 pgs
Fees $12.00 Taxes $0.00

20251117-0091323

Scott A. Guyton

Scott Anthony Guyton

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2025.

Notary Public

My Commission expires: 4/17/2027

SETH T. CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4/17/27

Name & Address of New Owner:	Send Tax Bills To:	Map Parcel Number:
Scott A. Guyton Living Trust 817 Neely's Chase Dr. Madison, TN 37115	Scott Anthony Guyton Address Same	052010C01000CO

Scott Anthony Guyton, Grantor, grants, transfers, and conveys to the **Scott A. Guyton Living Trust (a revocable living trust dated October 31, 2025),** Grantee, its successors and assigns, the Grantor's entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 10 on the Revised Plan of Neely's Chase, A Planned Unit Development, of record in Plat Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This improved property is commonly known as: 817 Neely's Chase Dr., Madison, TN, 37115

Being the same property conveyed to **Scott Anthony Guyton** by **Neely's Chase Partners** by Warranty Deed dated May 26, 1992, recorded with the Davidson County Register's Office on June 1, 1992 in Deed Book 8637, Pages 725-727.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument, or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds the Grantor and the Grantor's heirs, successors, and representatives, to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

This instrument was prepared without the benefit of a title search. The preparer of the deed makes no representation regarding the property description, as the description comes from the prior deed and information provided by the Grantor. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Witness my hand and seal at office this 31 day of October, 2025.

Scott Anthony Guyton, Grantor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Notary Public for said County and State, **Scott Anthony Guyton**, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person freely and voluntarily executed this instrument for the purposes contained.

Witness my hand and official seal at office, this 31st day of October, 2025.

Notary Public

My Commission expires: 1/17/2027

SETH T CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 1/17/27

Return to:
Connell Law, PLLC
107 W. Lytle St., Suite C
Murfreesboro, TN 37130