RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-37006-26

Karen Johnson Davidson County
Batch# 1395527 DEEDWARR
03/20/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260320-0022487

WARRANTY DEED

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of March, 2026.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole B. Guerin and David Guerin 3125 Meadow Road West Greenback, TN 37742	Same address as new owner	104-11-0L-008-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($430,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID SHANE HAIR AND MYRA SYKES HAIR, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NICOLE B. GUERIN AND DAVID GUERIN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 8 on the Plan of Lexington Square, a horizontal property regime, of record in the Master Deed of record in Book 6523, page 348, and as shown on plat of record in Book 6250, pages 340 and 341, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to David Shane Hair and Myra Sykes Hair, husband and wife, from Erica Halpern, nka Erica Chaliff, and Ryan Chaliff, wife and husband, by Warranty Deed dated July 18, 2024 and recorded July 18, 2024 in Instrument #20240718-0054313, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2135 Acklen Avenue, Unit 8, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of March, 2026

GRANTOR(S)

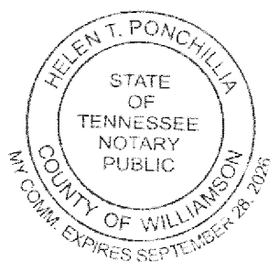
David Shane Hair

Myra Sykes Hair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, David Shane Hair and Myra Sykes Hair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of March, 2026.



Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 3/20/2026 (date of document).

Affiant Signature

3/20/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

