STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/05/29
File No. G26-25599

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1421184 DEEDWARR
05/15/2026 03:11:32 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20260515-0043995

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-26-206

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tracie Simone Guyett and Brian Robert Guyett (NAME)	MOVEMENT MORTGAGE (NAME)	043-15-0-069
206 FARRIS AVENUE (STREET ADDRESS)	8024 CALVIN HALL RD (STREET ADDRESS)	
MADISON, TN 37115 (CITY) (STATE) (ZIP)	INDIAN LAND, SC 29707 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Chad A. Meholic, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracie Guyett, and Brian Guyett,** WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, 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. 38 and the North 1/2 of Lot No. 37 on the Map of Rock Hill Subdivision, Block "A", described according to a copy of a survey made by Ewell Anderson, Surveyor, dated August 1945, as follows:

Beginning at a point in the West margin of Farris Avenue, at the common corner of Lots 38 and 39: thence Westerly with the line between said lots, 200 feet; thence along the rear line of Lot No. 38 and part of Lot No. 37, Southerly 75 feet to a point, thence Easterly through the center of Lot No. 37, 200 feet to the Westerly margin of Farris Avenue; thence with said Avenue, North 75 feet to the beginning.

Being the same property conveyed to Chad A. Meholic, a single man by Deed dated November 30, 2020 from Jerry G. Gross and William T. Gross, wife and husband and Samuel Gregg and Julie Gregg, husband and wife, recorded December 9, 2020, in Instrument Number 20201209-0143493, in the Official Records of Davidson County, Tennessee. Chad A. Meholic is now married to Joel Beaver-Meholic and he joins in this conveyance to convey any interest in said property, particularily his marital interest.

Chad Beaver-Meholic and Chad A. Melholic being one in the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 206 Farris Ave., Madison, TN 37115.

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. Whenever 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 13 day of May, 2026.

Chad A. Meholic

Joel Beaver-Meholic

STATE OF Maine
COUNTY OF Cumberland

On this 13th day of May, 2026, before me personally appeared Chad A. Meholic and Joel Beaver-Meholic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2026.

RICHARD W. AIREY
Notary Public, State of Maine
My Commission Expires October 3, 2032

Notary Signature
My commission expires: 10-3-2032

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066