Karen Johnson Davidson County
Batch# 1435250 DEEDWARR
06/17/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20260617-0055100

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$659,900.00**

Subscribed and sworn to before me this 16th day of June, 2026.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jessica S. Smith & Myra Gorman **1703 Porter Road Unit A** **Nashville, TN 37206**	**Guaranteed Rate Inc.** **3940 N Ravenswood Ave.** **Chicago, IL 60613**	**072-15-0F-001.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Melissa Guerra and Jon Guerra, wife and husband**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jessica S. Smith, unmarried, and Myra Gorman, unmarried, as joint tenants with rights of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1703 Porter Road Townhomes of record in Inst. No. 20130214-0015198, Register's Office for said County, to which Plan reference is herby made for a more complete description.

Being the same property conveyed to Melissa Dawn Guerra and Jon Edward Guerra, wife and husband by Warranty Deed from Julieanne B. Hutchison and David D. Hutchison, wife and husband of record in Instrument No. 20231031-0085132 Register's Office for Davidson County, Tennessee, dated October 30, 2023 and recorded on October 31, 2023.

This is ( ) unimproved (X) improved property known as: 1703 Porter Road Unit A, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 16th day of June, 2026.

Melissa Dawn Guerra

Jon Edward Guerra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Melissa Dawn Guerra and Jon Edward Guerra,** the within named Bargainors, 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 official seal at Goodlettsville, Tennessee this the 16th day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/16/26 (date of document).

Affiant Signature

6/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

