Karen Johnson Davidson County
Batch# 1437604 DEEDWARR
06/24/2026 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.47
20260624-0056997

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $353,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 23rd day of June, 2026.

NOTARY PUBLIC

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Austin Cordes & Floriane Cordes (NAME)	SAME AS NEW OWNER (NAME)	075 10 0 094.00
8310 Luree Lane (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bradley E. Guthrie, a single man, and Jordan T. Guthrie, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Austin Cordes and Floriane Cordes, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Hermitage Estates, of record in Plat Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRADLEY E. GUTHRIE, A MARRIED MAN, AND JORDAN T. GUTHRIE, A MARRIED MAN, by deed from OP SPE TPA1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record as Instrument No. 20211213-0164678, dated November 3, 2021, said Register's Office.

Bradley E. Guthrie has since divorced as shown in docket no. 24D1259 as shown in the Davidson County Circuit Court.

Lauren Guthrie, the spouse of Jordan T. Guthrie, hereby joins to convey any marital interest she may have.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 8310 Luree Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of June, 2026.

Bradley E. Guthrie

Jordan T. Guthrie

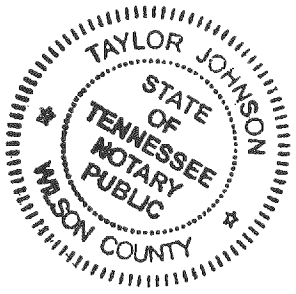
Lauren Guthrie

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley E. Guthrie and Jordan T. Guthrie, and Lauren Guthrie, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2026.

Notary Public
My Commission Expires: 5/14/2029



Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 6/23/26.

Affiant Signature

6/23/26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary Signature
My commission expires: 7-27-2026

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY