Karen Johnson Davidson County
Batch# 1443270 DEEDWARR
07/08/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20260708-0061567

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED NINETY NINE THOUSAND AND 00/100 ($499,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ALYXANDRA WALTERS AND NICHOLAS RICE (NAME)	**NEW OWNER** (NAME)	**161 10 0B 114.00**
5509 FAIRHAVEN DR NASHVILLE, TN 37211 (ADDRESS)	**5509 FAIRHAVEN DR NASHVILLE, TN 37211** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of July, 2026, the undersigned, **BRADLEY K. GUZDA, A MARRIED MAN, WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ALYXANDRA WALTERS AND NICHOLAS RICE, WIFE AND HUSBAND**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5509 FAIRHAVEN DR, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 406, as shown on the map entitled SECOND REVISION-PHASE SIX VILLAGES OF BRENTWOOD, of record as Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradley K. Guzda, unmarried, by Warranty Deed from Gary D. Eeds and wife, Angela M. Eeds, of record in Instrument No. 20080919-0095853, in the Register's Office of Davidson County, Tennessee, dated September 19, 2008 and recorded on September 19, 2008.

Note: The subject property was not a marital residence of Bradley K. Guzda, and as such is not subject to any homestead interest contemplated by Tennessee law.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of July, 2026.

GRANTOR: BRADLEY K. GUZDA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRADLEY K. GUZDA**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of July, 2026.

Notary Public

9-24-26
My Commission Expires

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 July 7, 2026

Affiant Signature

July 7, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of July, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY