Karen Johnson Davidson County
Batch# 1451052 DEEDWARR
07/23/2026 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260723-0066723

Name and Address of New Owner:
Susanna Guyor and Glenard C. Guyor, Jr
116 Harpeth Trace Court
Nashville, TN 37221

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 143-06-0A-027-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Owen Brooks Loomis and Julie H. Loomis, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenard Guyor, Jr, a married man, and Susanna Guyor, a married woman, as joint tenants with rights of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Trace Estates, Phase One, as of record in Book 5200, Page 125, Register's Office for said County.

Said Lot No. 27 fronts 37.2 feet on the southerly margin of Harpeth Trace Court, as measured along a curve, and extends back 106.8 feet on the westerly line and 107.5 feet on the easterly line to a dead line in the rear on which it measures 132.0 feet.

Being the same property conveyed to Owen Brooks Loomis and Julie H. Loomis, husband and wife, by Warranty Deed dated December 9, 200 from Stuart C. Coile and Kristin Coile, husband and wife, recorded December 16, 2005 in Instrument No. 20051216-0151213 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of July, 2026.

(SEAL)
Owen Brooks Loomis

(SEAL)
Julie H. Loomis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2026, before me personally appeared Owen Brooks Loomis and Julie H Loomis, 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 17th day of July, 2026.

Notary Signature
My commission expires: 5/12/2030

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 5/12/2030
File No. 2026-9052-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mary Armor, 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 7/17/2026 (date of document).

Mary Armor
Affiant Signature

7/22/2024
Date

State of TN
County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11. 26.2028

NOTARY'S SEAL

