Karen Johnson Davidson County
Batch# 257256 DEEDQC
07/16/2019 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190716-0069167

NEW OWNER:

Robert Adam Baughman &
Joy Lemke Baughman
4457 South Trace Boulevard
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map-Parcel: 06312003800

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

DEED CREATING TENANCY BY THE ENTIRETY

WHEREAS, I, **JOY LEMKE BAUGHMAN, formerly known as JOY E. LEMKE,** am the owner of the hereinafter described property by deed of record in Instrument 20121129-0109525, Register's Office for Davidson County, Tennessee; and

WHEREAS, I am presently married to **ROBERT ADAM BAUGHMAN** (hereafter referred to as "my husband"); and

WHEREAS, it is my desire to create a tenancy by the entirety in and to the property hereafter described by and between myself and my husband;

NOW, THEREFORE, in consideration of the love and affection for my husband, **I, JOY LEMKE BAUGHMAN**, have this day bargained, sold and do hereby convey unto **ROBERT ADAM BAUGHMAN**, his heirs and assigns, a tenancy by the entirety with myself, with right of survivorship to either of us, in and to the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Southfork, Section Two of record in the Book 6250, page 386, Register's Office for said Davidson County.**
>
> **Said Lot No. 43 fronts 71.00 feet on the southerly margin of South Trace Boulevard and extends back 133.97 feet on the westerly line and 131.05feet on the easterly line to a dead line in the rear, measuring 71.06 feet thereon.**
>
> **Being the same property conveyed to Joy E. Lemke, unmarried, by Warranty Deed from Brittany McCullough, unmarried, dated November 27, 2012 and of record as Instrument 20121129-0109525, Register's Office for Davidson County, Tennessee.**

This is IMPROVED property known as 4457 South Trace Boulevard, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 15th day of July, 2019.

Joy Lemke Baughman

JOY LEMKE BAUGHMAN,
formerly known as JOY E. LEMKE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOY LEMKE BAUGHMAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WITNESS my hand and official seal at office, this 15th day of July, 2019.

Taylor Johnson
Notary Public

My commission expires: 3/31/21

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 15th day of July, 2019.

Taylor Johnson
Notary Public

My commission expires: 3/31/21

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22



(SEAL)