Karen Johnson Davidson County
Batch# 373593 **DEEDWARR**
03/17/2020 10:18:26 AM 3 pgs
Fees: $18.00 Taxes: $678.95

20200317-0029352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$183,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF MARCH, 2020.

April D. Wideman
Notary Public

MY COMMISSION EXPIRES: 3/13/2022

(AFFIX SEAL)

APRIL D. WIDEMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS JOHN MCDANIELL, JR.	F&M Bank	**043-10-0C-025.00CO**
(NAME)	(NAME)	
226 JENNA LEE CIRCLE	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JONATHAN ISAAC BAUGHMAN AND SUSAN SAIRTUNG BAUGHMAN, TRUSTEES OF THE BAUGHMAN FAMILY TRUST DATED MAY 10, 2017,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS JOHN MCDANIELL, JR., A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 25 as shown on Exhibit "C" on the Master Deed of Bixler Farms, Phase 1, as established by Declaration of Covenants, Conditions, and Restrictions for Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan I. Baughman, a married man, from Amanda Dean, as Successor Trustee for The Jenna Lee Circle Trust, by warranty deed dated November 14, 2017, of record in Instrument No. 20171117-0118099, Register's Office for Davidson County, Tennessee. Further, being conveyed to Jonathan Isaac Baughman and Susan Sairtung Baughman, Trustees of the Baughman Family Trust dated May 10, 2017, and any and all amendments thereto, from Jonathan I. Baughman by quitclaim deed dated March 19, 2018, of record in Instrument No. 20180322-0027138, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions for Bixler Farms Townhomes of record in Instrument No. 20070213-0018434; By-Laws of record in Instrument No. 20161006-0106099 and Scrivener's Affidavit of record in Instrument No. 20180904-0087251; Easements of record in Instrument No. 20051129-0143579, Instrument No. 20051129-0143580, Instrument No. 20060526-0062409, Instrument No. 20060526-0062495, Instrument No. 20070521-0060525, and Instrument No. 20100317-0020036; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **226 JENNA LEE CIRCLE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 12TH day of March, 2020.

BAUGHMAN FAMILY TRUST DATED MAY 10, 2017

X _____, TRUSTEE
By: Jonathan Isaac Baughman, Trustee

X _____, TRUSTEE
By: Susan Sairtung Baughman, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JONATHAN ISAAC BAUGHMAN AND SUSAN SAIRTUNG BAUGHMAN, TRUSTEES OF THE BAUGHMAN FAMILY TRUST,** the bargainor, 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 office this _____ day of March, 2020.

My commission expires: _____,

_____
Notary Public

See attached acknowledgment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On March 12, 2020 before me, Clarissa Ball, Notary Public
(insert name and title of the officer)

personally appeared Jonathan Isaac Baughman and Susan Sai-fang Baughman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Trustees of the Baughman Family Trust

WITNESS my hand and official seal.

Signature _____ (Seal)

CLARISSA BALL
Notary Public - California
Santa Clara County
Commission # 2269709
My Comm. Expires Dec 4, 2022