This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9009-LV

Karen Johnson Davidson County
Batch# 528321 DEEDWARR
12/09/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20201209-0143904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $493,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public
My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Theodore Bazuin and Charles Baldwin Cobble 4221 Stone Hall Boulevard Hermitage, TN 37076	New Owners FARM BANK 221 INDIAN LAKE BLVD. HENDERSONVILLE, TN 37075	085 04 0A 229.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Teresa Anne McGaughey and Robert McGaughey Jr., wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Theodore Bazuin and Charles Baldwin Cobble, a married couple,** hereinafter called the Grantee(s), his/her/their 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 Lot No. 229 on the Final Plat of The Reserve at Stone Hall, (formerly Eversong at Ravenwood), Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Teresa Anne McGaughey and Robert McGaughey Jr., wife and husband, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20141002-0091278, in the Register's Office of Davidson County, Tennessee, dated September 29, 2014 and recorded on October 02, 2014.

This is ☒ improved or ☐ unimproved property located at: **4221 Stone Hall Boulevard, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2020.

GRANTOR:

Robert McGaughey, Jr.

Teresa Anne McGaughey

STATE OF ~~TENNESSEE~~ Fl Florida
COUNTY OF Charlotte

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert McGaughey, Jr. and Teresa Anne McGaughey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of November, 2020.

Notary Public
My Commission expires: 03/26/2023

Notary Public State of Florida
Kimberly A Sharon-Osanitsch
My Commission GG 316470
Expires 03/26/2023

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022