

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$192,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF DECEMBER, 2020.

Cecilia Kendall
Notary Public

MY COMMISSION EXPIRES: 9/18/23

(AFFIX SEAL)

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
NATHAN BEAULIEU, ET UX	Ascend Federal Credit Union	**163-16-0A-174.00-CO**
(NAME) **5963 MONROE CROSSING**	(NAME) 1611 N. Jackson St.	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Tullahoma TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 536036 DEEDWARR
12/16/2020 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $710.40
20201216-0148871

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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 **NATHAN J. BEAULIEU AND EMILY G. BEAULIEU, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 312, as shown on the map entitled Final Plat First Revision of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, 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 Lexus L. Nelson, unmarried, by deed dated December 7, 2017, of record in Instrument No. 20171212-0126464, said Register's Office. Being further conveyed to Jonathan Isaac Baughman and Susan Sairtung Baughman, Trustees of the Baughman Family Trust dated May 10, 2017, from Jonathan I. Baughman, by Quitclaim deed dated March 19, 2018, of record in Instrument No. 20180322-0027136, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20060907-0110570 a revision of Instrument No. 20060824-104715; Open Space of record in Instrument No. 20060825-0105503; Declaration of Covenants, Conditions, Liens, Easements, and Restrictions of record in Instrument Nos. 20031119-0168785, 20050609-0066104, 20060825-0105504, and 20080812-0082993; 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 **5963 MONROE CROSSING, ANTIOCH, TN 37013**
(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 10TH day of December, 2020.

BAUGHMAN FAMILY TRUST DATED MAY 10, 2017

X _____

By: Jonathan Isaac Baughman, Trustee

X _____

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 December, 2020.

My commission expires: _____,

_____
Notary Public

See attached

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 December 10, 2020 before me, Clarissa Ball, Notary Public
(insert name and title of the officer)

personally appeared Jonathan Isaac Baughman and Susan Saifang 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.

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

Signature _____ **(Seal)**

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY