WARRANTY DEED

Karen Johnson Davidson County
Batch# 558829 DEEDWARR
01/22/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210122-0009732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF January, 2021 was

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latitia Baugh	Southwest Funding, LP	
(NAME)	(NAME)	
4000 Ames Dr.	13150 Coit Rd. STE 100	059 10 0 093.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Dallas TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GLENDA MCCOY, HENRY GARRETT, JR., BETTY E. WATSON, DORTHEA A. CLARK AND THELMA D. HADDOCK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LATITIA BAUGH, MARRIED,** 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 Lot No. 34 on the Plan of Section One Haynes Estates, as of record in Book 3700, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Johnnie Winters and wife, Omie Lee Winters, by Warranty Deed from W.L. Bainbridge Company, of record in Book 4287, Page 390, in the Register's Office of Davidson County, Tennessee, dated November 13, 1968 and recorded on November 18, 1968. Johnnie Winters died vesting title to Omie Lee Winters. Omie Lee Winters has died on October 03, 2012 and the property was devised to Dorothy Jean Clark, Thelma Haddock, Dorthea Clark and Glenda McCoy pursuant to the Last Will and Testament of Omie Lee Winters probated for muniment of title under Docket No. 14P969, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Dorothy Jean Clark, by Quitclaim Deed from Dorothy Jean Clark, Thelma Haddock, Dorothea Clark and Glenda McCoy, of record in Instrument No. 20140912-0083649, in the Register's Office of Davidson County, Tennessee, dated September 11, 2014 and recorded on September 12, 2014. Dorothy Jean Clark died intestate on April 17, 2019. Henry Garrett, Jr. Betty E. Watson, Glenda McCoy, Dorthea A. Clark and Thelma D. Haddock are the sole Heirs at Law pursuant to Affidavits of Heirship of record in Instrument No. ____20210122009730____ and Instrument No. __20210122009731_____, Register's Office for Davidson County, Tennessee.

This was never the principal residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4000 Ames Dr., Nashville, TN 37218
(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 my hand this 19th day of January, ~~2020~~ 2021

Glenda McCoy
GLENDA MCCOY

Henry Garrett
HENRY GARRETT, JR.

Betty E Watson
BETTY E. WATSON

Dorthea A Clark
DORTHEA A. CLARK

Thelma Haddock
THELMA D. HADDOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenda McCoy, Henry Garrett, Jr., Betty E. Watson, Dorthea A. Clark, and Thelma D. Haddock, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, ~~2020~~ 2021

Commission expires:

KEVIN C. KIMBRO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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