This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $169.500.00.

Affiant

Subscribed and sworn before me this the 21st day of January, 2021.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 560160 DEEDWARR
01/25/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $627.15
20210125-0010441

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ricardo D. Roberts, Sr.	Southwest Funding, LP	108-08-0E 019.00
1314 Quail Valley Road	13150 Coit Rd. Ste 100	
Nashville, TN 37214	Dallas, TX 75240	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LETITIA BAUGH F/K/A LETITIA SMITH, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RICARDO D. ROBERTS, SR., A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 19, Lot No. 27, in a Horizontal Property Regime as shown on the Condominium Site Plan, Phase 6, Revision of Lots 25, 26, 27 & 28, Section Three, Quail Valley, of record in Plat Book 5800, Page 204, and as established by Master Deed of record in in Book 5884, Page 534 and in Book 5970, Page 828, amendments of record In Book 6081, Page 130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Letitia Smith, a single woman, by deed from Dianne Custard, a single woman, dated 05/03/2019, of record in Instrument No. 20190506-0041912 , Register's Office for said County. The said Letitia Smith is one in the same person as Letitia Baugh.

Also being the same property conveyed to Dianne Custard, a single woman by Warranty Deed from Ernestine S. Fisher and husband, Bobby Fisher, dated 04/30/2015, of record in Instrument No. 20150505-0041054, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1314 Quail Valley Road, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21st day of January, 2021.

Letitia Baugh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Letitia Baugh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2021.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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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