Karen Johnson Davidson County
Batch# 572243 DEEDWARR
02/10/2021 12:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210210-0019158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-8848-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
New Day Homes, LLC	Same	083-14-0-014.00
(NAME)	(NAME)	
2330 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SHERAN BOYTE, KATHY J. BAGGETT AND KEVIN L. BAGGETT, AS JOINT SUCCESSOR TRUSTEES OF THE J.C. BAGGETT AND/OR ELIZABETH S. BAGGETT REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15 on the Map of Richardson Place Subdivision, as of record in Book 547, page 135.

Said Lot No. 15 fronts 60 feet on the northerly side of Holly Street, and extends back between parallel lines 172 feet to a line in the rear, and measures 60 feet on said rear line.

Being the same property J. C. Baggett and wife, Elizabeth S. Baggett, by Warranty Deed from Irene O. Martin, a widow, dated June 13, 1966, of record in Book 4025, page 989, Register's Office for Davidson County, Tennessee. Further conveyed to the J.C. Baggett and/or Elizabeth S. Baggett Revocable Living Trust by Quitclaim Deed from J.C. Baggett and Elizabeth S. Baggett of record in Instrument Number 20031216-0179437, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1809 Holly Street, Nashville, TN 37206
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 5th day of February, 2021.

The J.C. Baggett and/or Elizabeth S. Baggett Revocable Living Trust

BY: Sheran Boyte
Sheran Boyte, Successor Trustee

BY: Kathy J. Baggett
Kathy J. Baggett, Successor Trustee

BY: Kevin L Baggett
Kevin L. Baggett, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5 day of February 2021, before me personally appeared Sheran Boyte, Kathy J. Baggett and Kevin L. Baggett, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5th day of February, 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24