NEW OWNER:
Christina Claire Woods
1204 6th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-28

MAP & PARCEL
082-13-0D-101.00-C

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 603013 **DEEDWARR**
03/30/2021 01:59:07 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20210330-0041792

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Gary A. Baugh and Denise Baugh, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Christina Claire Woods, a single woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of Germantown Madison Square Condominiums established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed Germantown Madison Square Condominiums of record in Instrument No. 20061019-0129740, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Gary A. Baugh and Denise Baugh, husband and wife by Warranty Deed from Wesley Watson, unmarried, recorded the 10th day of May, 2016 in Instrument No. 20160510-0046206, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-C-21-1244-101

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26th day of March, 2021.

Gary A. Baugh

Denise Baugh

STATE OF SC
COUNTY OF Beaufort

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Gary A. Baugh and Denise Baugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of March, 2021.

NOTARY PUBLIC

My commission expires: 10-20-27

KRISTY L. STEWART NOTARY PUBLIC STATE OF SOUTH CAROLINA My Commission Expires 10-20-2027

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The actual consideration or value, whichever is greater, for this transfer is $ **280,000.00**.

AFFIANT

Sworn to and subscribed to before me this 26 day of March, 2021.

NOTARY PUBLIC

My commission expires: 10-20-27

KRISTY L. STEWART
My Commission Expires
NOTARY PUBLIC
10-20-2027
STATE OF SOUTH CAROLINA