WARRANTY DEED

Karen Johnson Davidson County
Batch# 611271 DEEDWARR
04/09/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $706.70
20210409-0047410

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. Baucom	Joseph M. Baucom	175020B10600CO
(NAME)	(NAME)	
1559 Sprucedale Drive	1559 Sprucedale Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kaitlyn Keller and Grant C. Sharp, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph M. Baucom, a single man**, hereinafter called the GRANTEE(S), his/her/their 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 all of Unit No. 4305, of OLD HICKORY COMMONS, SECTION TWO, filed as exhibit to and established by the Amended and Restated Declaration of Covenants, Conditions & Restrictions and Master Deed of record in Instrument No. 20080317-0026338, and amended by Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument No. 20130322-0028759 and Instrument No. 20140207-0011094, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Kaitlyn Keller, a single woman by Warranty Deed from Joseph Daugherty, an unmarried person, dated 12/06/2019 and recorded 1210/2019, of record in Instrument 201912100127489, Register's Office for Davidson County, Tennessee. Kaitlyn Keller having since married Grant C. Sharp, who joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property described above.

This conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200810160104151, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Instrument 200810160104157, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200709200112646, as amended of record in Instrument 200712130143334, Amended and Restated Declaration of Protective Covenants, Conditions & Restrictions and Master Deed Establishing a Horizontal Property Regime of record in Instrument 200803170026338, Instrument 200807100071087, Instrument 200811170113467, Instrument 201012220101832, Instrument 201303220028759, Instrument 201402070011094,

Instrument 201905020040941, Instrument 202011200136581, in the Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 4425, Page 535, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 11124, Page 716, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200603070026092, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200807090070604, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200811210114642, Register's Office for Davidson County, Tennessee; Conveyance of Common Areas of record in Instrument 200804020032833, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1559 Sprucedale Drive, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of April, 2021.

Kaitlyn Keller

Grant C. Sharp

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kaitlyn Keller and Grant C. Sharp, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of April, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON