WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

G-SB-RR-21-112

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (MG)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jennifer Baugh and Robert Baugh	New Owner	
(NAME)	(NAME)	142-16-0C-048.00-CO
112 Glenway Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **MARYCLARE PARK FKA MARYCLARE LANGAN AND WILLIAM ANDREW PARK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER BAUGH AND ROBERT BAUGH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of Final Plat of Devon Glen, Phase II of record in Plat Book 7900, Page 562, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MaryClare Langan, an unmarried woman and William Andrew Park, an unmarried man as tenants in common with the rights of survivorship by Warranty deed from Belinda Gayle Johnson and husband, Danny L. Johnson of record in Instrument No. 20170725-0074999 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 25, 2017.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 562 as amended in Book 10458, Page 852, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 9700, page 743, (open space), Master Boundary Plat Book 6900, Page 398, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7517, Page 283, amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, Book 9492, page 594, Book 9492, page 600 and Book 10692, page 750 and Book 8120, Page 402 and 485, Book 8181, Page 62, Register's Office for Davidson County, Tennessee,

- By-Laws in Book 7517, page 344 amended in Book 8180, page 232 and Book 10692, page 753, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7520, page 564, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA in Book 9618, page 7880 and Book 11120, page 191, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8611, Page 31 and Book 8643, Page 494, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association of record in Book 9618, Page 880, in the Register's Office for Davidson County, Tennessee.
- Amendment and Change of Minimum Building Setback Line of record in Book 9147, Page 607, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150630-0063056 in the Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 112 Glenway Court, Nashville, Tennessee 37221.

Karen Johnson Davidson County
Batch# 666089 DEEDWARR
06/28/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210628-0086922

202106280086922

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), their heirs and 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), 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/our hand(s) this the 25th DAY OF JUNE, 2021.

MaryClare Park

William Andrew Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARYCLARE PARK FKA MARYCLARE LANGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

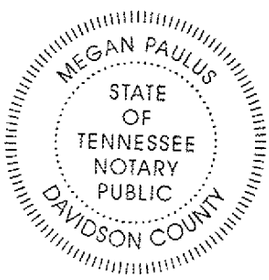


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM ANDREW PARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021