BOX 10-A

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 708250 **DEEDWARR** 09/01/2021 11:09:54 AM 2 pgs Fees: $13.00 Taxes: $4,199.50 20210901-0117797	The actual consideration or value, whichever is greater, for this transfer is $1,135,000.00. Affiant Subscribed and sworn to before me, this the 30th day of August, 2021. Notary Public My commission expires: (AFFIX SEAL)

ALEXIS SHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amanda N. Ragle	New Owner	104-09-0-002-00
3803 Princeton Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Aaron Baum and Laura Baum, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Nelson Ragle, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 395 on the Plan of Richland Realty Company's Division "C", as of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Aaron Baum and Laura Baum, husband and wife, by Deed dated June 11, 2018, from Margot J. Chambers, an unmarried woman, of record in Instrument No.20180614-0057261, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Aaron Baum and Laura Baum, pursuant to the Power of Attorney executed by each of them on the 25th day of August, 2021, of record in Instrument No. 20210901-0117795 and Instrument No. 20210901-0117796, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: 1) All matters shown on the Plan of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee. 2) Restrictive Covenant for Detached Structure of record in Instrument No. 20010226-0017438, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3803 Princeton Avenue, Nashville, TN 37205**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 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 GRANTEES, 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 **30th** day of **August, 2021.**

Aaron Baum by: JTC Atty in Fact

Aaron Baum by John T. Cook, Attorney-in-Fact

Laura Baum by: JTC Atty in Fact

Laura Baum by John T. Cook, Attorney-in-Fact

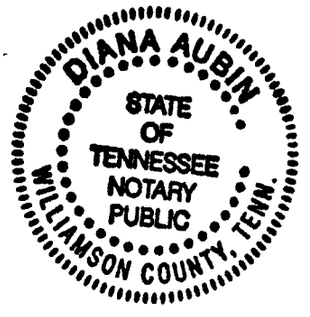
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **August, 2021**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Aaron Baum and Laura Baum** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Aaron Baum and Laura Baum**, for the purpose therein contained, by signing the name of **Aaron Baum and Laura Baum**, by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2021.**

Diana Aubin

Notary Public



My Commission Expires: 10-7-23