WARRANTY DEED

Karen Johnson Davidson County
Batch# 711358 DEEDWARR
09/08/2021 10:53:06 AM 2 pgs
Fees: $13.00 Taxes: $624.73

20210908-0120172

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,846.82.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William L Baugher, Jr. P.O. Box 943 Brentwood, TN 37024-0943	New Owner	150070228.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Jenkins**, an unmarreid man, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **William L Baugher, Jr.**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6-A, on the Plan of Lot 5, 6, & 7, Zone-Lot Division, Woodymore Heights, Section 1, of record in Book 5210, Page 363, as amended in Book 5800, Page 271, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Jenkins, single man by Warranty Deed from Wylie Philip VanAlsburg and wife, Ann B. VanAlsburg, of record in Instrument No. 20181217-0122091, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years wihch have been assumed by Grantee; deeds of trust in Instrument No. 20181217-0122092, Instrument No. 20181217-0122093 and Instrument No. 20181217-0122094; Lien of record in Instrument No. 20200221-0019650; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3242A Anderson Road, Antioch, TN 37013

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 heirs 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 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 the 7th day of September, 2021.

Joseph Jenkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph Jenkins with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th day of September, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY