Karen Johnson Davidson County
Batch# 741322 DEEDWARR
10/22/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211022-0141753

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00
Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 2021.
Elizabeth Whitfield
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Paulo Ali 5321 Old Village Road Nashville, Tennessee 37211	Movement Mortgage LLC Attn: Collateral Team 8024 Calvin Hall Road Indian Land, SC 29707	GROUP 10 B PARCEL 124.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Bradley P. Baumgartner, and wife Caroline Baumgartner

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Palo Ali, an unmarried man

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. 123 on the Plan of Final Plat of Villages of Brentwood, Phase Ten-A, of record in Plat Book 7900, Page 313, and corrected in Book 8542, Page 973, 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 Bradley P. Baumgartner, unmarried, by Warranty Deed from Michael J. Flanary, married, dated October 4, 2016 and filed of record in Instrument No. 20161007-0106156, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5321 Old Village Road, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 19th day of October, 2021.

Bradley P. Baumgartner

Caroline Baumgartner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bradley P. Baumgartner, and Caroline Baumgartner with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Wagon Wheel Title & Escrow
Lockeland Law Group, PLC
204 S 11th St
Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/20/2021 (date of document).

Affiant Signature

10/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025