1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 748880 **DEEDWARR**
11/03/2021 11:38:44 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20211103-0147107

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Geraldine Gurdian and Juan Hernandez and Isac Gurdian 3242A Anderson Road Antioch, TN 37013	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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William L. Baugher, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Geraldine Gurdian and Juan Hernandez and Isac Gurdian**, as tenants in common with rights of survivorship, hereinafter called Grantee(s), their 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 William L. Baugher, Jr. by Warranty Deed from Joseph Jenkins, an unmarried man, dated 09/07/2021 and recorded 09/08/2021, of record in Instrument 20210908-0120172, Register's Office for Davidson County, Tennessee.

The subject property is not now nor has ever been the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; Deeds of Trust of record in Instrument No. 20181217-0122092, Instrument No. 20181217-0122092 as corrected in

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Instrument No. 20190220-005138 and Instrument No. 20181217-0122094; 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 known 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 hand this the 1st day of November, 2021.

William L. Baugher, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William L. Baugher, Jr. 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 1st of November, 2021.

Notary Public

My Commission Expires: 10/11/21

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY