Karen Johnson Davidson County
Batch# 798780 DEEDWARR
02/02/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220202-0012103

WARRANTY DEED

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-010061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Baltzley	New Owner	
(NAME)	(NAME)	
1023 Woods Lake Drive		033-15-0-078
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MIDDLE TENNESSEE PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL BALTZLEY, 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. 135, on the Plan of Section Two, Primrose Acres, as shown on plat of record in Book 2900, Page 43 and 44, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donald Lee Long and wife, Helen Long by Warranty Deed from Ray Howard Gailey and wife Brenda Gayle Gailey, dated 04/05/1974, of record in Book 4803, Page 272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Lee Long by Quitclaim Deed from Helen Long, dated 06/10/2014, of record in Instrument 20140618-0053358, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda McDonald, Sherralyn Rickenbacker and Donna Foor by Quitclaim Deed from Donald Lee Long, reserving a Life Estate, dated 06/10/2014, of record in Instrument 20170505-0044910, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Middle Tennessee Property Group, LLC, A Tennessee Limited Liability Company by Warranty Deed from Rhonda McDonald, Sherralyn Rickenbaker and Donna Foor, dated 09/17/2021, of record in Instrument 20210922-0127026, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1023 Woods Lake Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of January, 2022

Middle Tennessee Property Group, LLC, a Tennessee limited liability company

BY: _____
Patrick Lucas Naylor
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of January, 2022, before me personally appeared Patrick Lucas Naylor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of Middle Tennessee Property Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of January, 2022.

_____
Notary Public

My Commission Expires: 4/24/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-21-22.

Affiant Signature

1-24-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 24 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202202020012103