WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023

(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

Y-BERE-22-817

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 901953 DEEDWARR
08/11/2022 10:00:50 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220811-0091281

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mitra C Sharifi	New Owner	
(NAME)	(NAME)	070-02-0-085.00
817 Shawnwood Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DORELL BAUGH AND LAQUINTON BAUGH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITRA C SHARIFI, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 32 on the Plan of Plan of Shawnwood, Section Five of record in Plat Book 6050, Page 408, 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 Robert Baugh, Jr. and wife, Jacqueline G. Baugh by deed from Dan Duer and wife, Janie Duer of record in Book 8818, page 356, Register's Office for Davidson County, Tennessee, dated December 07, 1992 and recorded on December 18, 1992.

The said Jacqueline G. Baugh became deceased on August 23, 2012, vesting Robert Baugh, Jr. as surviving tenant by the entirety.

The said Robert Baugh, Jr. died intestate on May 20, 2022. His interest in the subject property vesting in Dorell Baugh and LaQuinton Baugh as his sole heirs at law, as evidenced by affidavits of heirship of record in Instrument Numbers 20220811-0091279 and 20220811-0091280 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 408, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8571, Page 98, amended in Book 8590, Page 443, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance in favor of Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6190, Page 668, Book 8127, Page 797 and 8128, Page 13, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **817 Shawnwood Cir, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd DAY OF AUGUST, 2022.

Dorell Baugh

LaQuinton Baugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORELL BAUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAQUINTON BAUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

