Karen Johnson Davidson County
Batch# 912925 DEEDWARR
09/06/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220906-0100055

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $450,000

Kelly Barfield
Affiant Signature

Subscribed and sworn to before me on this the 6th Day of Sep, 2022

Notary Public

My Commission expires 7/15/2026

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Brandon Babin & Taylor Guilford
3047 Hurgeth Springs Drive
Nashville, TN 37221
SEND TAX BILLS TO:
Brandon Babin & Taylor Guilford

MAP AND PARCEL NUMBER: Tax ID #: 173060B03800CO

WARRANTY DEED

22NT01237

Effective the 31 Day of August, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Chelsea A. Byrum, as sole owner

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

Brandon Kayne Babin & Taylor Guilford, a married couple.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 38 on the Final Plat of Phase One, Cambridge Park at Barnes Road Subdivision, of record in Document No. 201209120082696, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being the same property as conveyed to Chelsea A. Byrum by Quitclaim Deed from Jaron R. Byrum and Chelsea A. Byrum, husband and wife dated 05/17/2017 recorded 05/22/2017 in Book NA, Page NA, as Document Number 20170522-0050564, Register's Office for Davidson County, Tennessee. Chelsea A Byrum having since married and is now known as Chelsea Anne McManman. Ryan Andrew McManman hereby joins in the execution of this deed to convey any and all interest he may have.

This is an improved property commonly known as: 2328 Somerset Valley Dr, Antioch, TN 37013-4488

This Conveyance is made subject to restrictions of record as instrument no. 20130702 0068358 and 20131004 0104640, AND easement of record 20071227014794, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 31 day of August, 2022

Chelsea A Byrum aka Chelsea Anne McManman
Chelsea A. Byrum aka Chelsea Anne McManman

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Chelsea A. Byrum aka Chelsea Anne McManman**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31 day of August, 2022

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ryan Andrew McManman

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Ryan Andrew McManman**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31 day of August 2022

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ryan McManman joins in this deed for purposes of conveying marital interest

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/2022.

Affiant Signature

9/6/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/6/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON