Karen Johnson Davidson County
Batch# 919546 DEEDWARR
09/21/2022 10:11:30 AM 6 pgs
Fees: $33.00 Taxes: $5,180.00
20220921-0104903

WARRANTY DEED

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Marshall Baumer and Alison Rae Baumer, Co-Trustees of The Gregory and Alison Baumer Revocable Trust under agreement dated March 12, 2021	Gregory Marshall Baumer and Alison Rae Baumer, Co-Trustees of The Gregory and Alison Baumer Revocable Trust under agreement dated March 12, 2021	159-00-0-144.00
(NAME)	(NAME)	
1244 E Hickory Springs Court	1244 E Hickory Springs Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Michael Gaines, Andrew Donald Gaines, Edward Eric Gaines, Cara Ainsley Crawford, Annie Michele Tarbett Black a/k/a Annie Gaines Black, Shelby Michaela Gaines, and Mitchell Gene Russell Gaines,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Marshall Baumer and Alison Rae Baumer, Co-Trustees of the Gregory and Alison Baumer Revocable Trust under agreement dated March 12, 2021,** 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. 9 on the Plan of Section 2, Hickory Boulevard Estates, of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 147.0 feet on the northerly margin of East Hickory Springs Court and extends back 325.04 feet on the westerly line and 256.05 feet on the easterly line to a broken line in the rear, measuring 297.42 feet thereon.

BEING the same property conveyed to Don L. Gaines and spouse, Alice B. Gaines, by Warranty Deed from Arnold E. Curtis, Jr. and spouse, Nanci L. Curtis, dated August 18, 2000, of record in Instrument No. 20000824-0083754, Register's Office for Davidson County, Tennessee. Alice B. Gaines died on October 18, 2020 leaving subject property vested in Don L. Gaines as surviving tenant by the entirety. Don L. Gaines a/k/a Donald Lee Gaines died testate on October 14, 2021, and devised said property to his children, Susan Adams Crawford Wilson, David Lee Gaines, Robert Michael Gaines, Andrew Donald Gaines and Edward Eric Gaines as shown in Last Will and Testament in Case No. 21P2507, in The Probate Court for Davidson County, Tennessee at Nashville. Susan Adams Crawford Wilson died intestate on July 1, 2022, transferring her interest to her only child, Cara Ainsley Crawford. See Affidavit of Heirship of record in Instrument No. 20220921010490l, and Affidavit of Heirship of record in Instrument

No. 202209210104902, Register's office of Davidson County, Tennessee. David Lee Gaines died intestate on May 3, 2022, transferring his interest to his three children, Annie Gaines Black a/k/a Annie Michele Tarbett Black, Shelby Michaela Gaines and Mitchell Gene Russell Gaines. See Affidavit of Heirship of record in Instrument No. 202209210104899, and Affidavit of Heirship of record in Instrument No. 202209210104900, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1244 E Hickory Springs Court, Brentwood, TN 37027
(House Number) (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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 4175, page 110; Restrictions of record in Book 4505, page 501; Easement for sanitary sewers and/or storm drainage of record in Book 7825, page 206; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 16th day of September, 2022.

Robert Michael Gaines

Edward Eric Gaines

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert Michael Gaines and Edward Eric Gaines, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of September, 2022.

Notary Public

My Commission Expires:

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2026

Witness this 15th day of September, 2022.

Andrew Donald Gaines

Andrew Donald Gaines

State of Tennessee
County of SHELBY.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Andrew Donald Gaines, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at SHELBY COUNTY, Tennessee, this 15th day of September, 2022.

Notary Public

My Commission Expires:

LEANNE W. MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-29-2025

Witness this 14th day of September, 2022.

Annie Michele Tarbett Black

Shelby Michaela Gaines

Mitchell Gene Russell Gaines

State of Tennessee
County of Davidson.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Annie Michele Tarbett Black, Shelby Michaela Gaines and Mitchell Gene Russell Gaines, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2022.

Notary Public

My Commission Expires
5-9-2023

DONITA M GRUBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Witness this 11th day of September 2022.

Cara Ainsley Crawford

State of Nebraska

County of Douglas

GENERAL NOTARY-State of Nebraska
EDEN ANDERSON
My Comm. Exp. October 15, 2024

Personally appeared before me, Eden Anderson the undersigned, a Notary Public in and for said County and State, Cara Ainsley Crawford the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 12:31 pm, this 11th day of September, 2022.

Eden Anderson
Notary Public

My Commission Expires: 10/15/2024

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-16-22 .

Affiant Signature

9-16-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

