THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 927000 DEEDWARR
10/07/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20221007-0110710

File Number: 2022-09-339
Parcel ID: 115 02 0 063.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jacob Baggett and Emmalee Schmid 964 Davidson Drive Nashville, TN 37205	Same	Map/Parcel 115 02 0 063.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sara R. Moggio, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jacob Baggett, an unmarried man, and Emmalee Schmid, an unmarried woman, as Joint Tenants with Right of Survivorship,** ("Grantee") all of right, title and interest in and to that certain real property known as 964 Davidson Dr, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee: Being Lot No. 163 on the Plan of Crest Meade, Section III, of record in Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
> Being the same property conveyed to Sara R. Moggio, by Warranty Deed from Golden Local, LLC, of record in Instrument No. 20200520-0052568, in the Register's Office of Davidson County, Tennessee, dated May 19, 2020 and recorded on May 20, 2020.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 6th day of October, 2022.

Sara R. Moggio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2022, before me personally appeared Sara R. Moggio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Chappell Carney
AFFIANT

Sworn to and subscribed before me this 6th day of October, 2022.

Notary Public
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 6th day of October, 2022.

Affiant Signature
Date 10/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024