Karen Johnson Davidson County
Batch# 942293 DEEDWARR
11/17/2022 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20221117-0122393

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4861

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

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

Notary Public

Commission Expires: 1-6-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Micky L. Baugus 5349 Sunnyvale Drive Antioch, TN 37013	New Owner 5349 Sunnyvale Dr. Antioch, TN 37013	176-05-0A-068.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Erin Conner F/K/A Erin Lindroth, a single woman, and John E. Lindroth, surviving tenants by the entirety of Linda K. Lindroth, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micky Lavone Baugus

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. 303 on the Plan of Hickory Woods Estates Section "C" of record in Plat Book 6900, Page 885 through 887, 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 Erin Lindroth, a single woman, and John E. Lindroth and Linda K. Lindroth, husband and wife, as tenants in common with rights of survivorship, by Warranty Deed from Heidy Ortiz and Jairo Perez Amaro, husband and wife, and Rogelio Ortiz and Norma Ortiz, husband and wife, of record in Instrument No. 20200427-0043783, Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 27, 2020. The said Linda K. Lindroth passed away February 25, 2022, leaving Erin Conner F/K/A Erin Lindroth and John E. Lindroth as surviving tenants by the entirety.

Roderick Conner joins in the execution of this instrument for the sole purpose of conveying his marital interest in the above-described property as contemplated by T.C.A § 26-2-301, et seq., or other similar law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5349 Sunnyvale Drive, Antioch, TN 37013

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 so 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.

Dated this the 16th day of November, 2022.

John E. Lindroth

STATE OF KENTUCKY
COUNTY OF _____

On this 16th day of November, 2022, before me personally appeared Erin Conner, Roderick Conner and John E Lindroth, 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 16th day of November, 2022.

Notary Signature
My commission expires:

Erin Conner

Roderick Conner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2022, before me personally appeared Erin Conner and Roderick Conner, 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 16th day of November, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

This is improved property known as: 5349 Sunnyvale Drive, Antioch, TN 37013

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 so 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.

Dated this the 16th day of November, 2022.

Erin Conner

Roderick Conner

John E. Lindroth

STATE OF KENTUCKY
COUNTY OF FAYETTE

On this 16th day of November, 2022, before me personally appeared Erin Conner, Roderick Conner and John E Lindroth, 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 16th day of November, 2022.

Notary Signature
My commission expires:

Gregory L Hobbs
ID # 620939
NOTARY
PUBLIC
Exp. 04/28/2023
STATE AT LARGE, KENTUCKY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~October~~ November 2, 2022.

Affiant Signature

11/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of ~~October~~ November, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022