Karen Johnson Davidson County Batch# 977480 DEEDWARR 03/06/2023 01:50:30 PM 3 pgs Fees: $18.00 Taxes: $2,188.55 20230306-0015995	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $591,500.00 Affiant Subscribed and sworn to before me, this 3 day of MARCH, 2023. Notary Public My commission expires:

JENNY BRENNAN
Notary Public
State of Florida
Comm# HH343147
Expires 12/20/2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam **Baird** **Grace K Baird**	First Bank	**172100B05000CO**
6277 Palomar Ct	722 Columbia Ave	
Nashville, TN 37211	Franklin, TN 37064	

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 ACKNOWLEDGE, WE,

Chester Kelley, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam **Baird and Grace K Baird**

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. 50, on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Plat No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Chester Kelley, III, unmarried, by Warranty Deed from Don D Schrope and Linda Schrope, husband and wife, dated April 12, 2018, of record in Instrument No. 20180416-0035593, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 6277 Palomar Ct, Nashville, TN 37211.

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 in 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.

Chester Kelley, III Date: 3-3-23

STATE OF FL

COUNTY OF WALTON

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

Witness my hand, at office, this 3 day of MARCH, 2023.

NOTARY PUBLIC

My Commission Expires: _____

JENNY BRENNAN
Notary Public
State of Florida
Comm# HH343147
Expires 12/20/2026

True Copy Certification

I, **Pam Autry,** 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 3rd day of March, 2023.

Affiant Signature
Date 03/03/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

