STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Rachel Mintz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2023.

Lynn J Babcock
Notary Public
MY COMMISSION EXPIRES: 12-21-2024
File No. G23-18182

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 978619 DEEDWARR
03/09/2023 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20230309-0016884

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyne Enterprises, LLC (NAME)	New Owner (NAME)	73-3-41
P.O. Box 41145 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Terry Baggott, Shannon Christian, Deena Dooley and Christa Baggott, devisees under the Last Will and Testament of Norman Lee Baggott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyne Enterprises, LLC**, 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:

BEING Lot No. 45 on the Plan of Section I, Sutherland Heights, of record in Book 2663, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Timwood Drive, at the corner of Lots 44 and 45; thence with the line between said lots, northerly 136.9 feet to a point; thence northeasterly 135
feet to a point; thence south 30°48' E 25 feet to a point; and continuing south east around a slight curve, 111.8 feet to a point at the beginning of a curve in Timwood Drive; thence around
said curve. southwesterly 38.58 feet to a point in the northerly margin of Timwood Drive; thence with the margin of the same, westerly 133.9 feet to the beginning.

Being the same property conveyed to Norman Lee Baggott, A Single Person by Quitclaim Deed dated January 29, 1992 from Noble H. Baggott, et ux, Agnes K. Baggott, recorded February 5, 1992, in Book 8543, Page 803, see also previous deed of record in Book 3277, Page 369, in the Register's Office for Davidson County, Tennessee. Norman Lee Baggott having since died testate on September 27, 2022, The said property was devised to Terry Baggott, Shannon Christian, Deena Dooley and Christa Baggott by will of record in Case 22P2076 in the Circuit Court for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Shannon Christian is signed by his/her duly appointed Attorney-in-fact Julia Christian, pursuant to the Power of Attorney recorded in Instrument #___202303090016883___, said Register's Office. The signature of Deena Dooley is signed by his/her duly appointed Attorney-in-fact Julie Christian, pursuant to the Power of Attorney recorded in Instrument #__202303090016882____, said Register's Office. The signature of Christa Baggott is signed by his/her duly appointed Attorney-in-fact Julie Christian, pursuant to the Power of Attorney recorded in Instrument #__202303090016881____, said Register's Office. Julia Christian is also known as Julie Christian.

This is improved property, known as 2529 Timwood Drive, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 8th day of March, 2023.

Terry Baggott
Terry Baggott

Terry Baggott Executor
Terry Baggott, Executor for the Estate of Norman Lee Baggott

Shannon Christian, by Julia Christian, her Attorney-In-Fact
Shannon Christian, by Julia Christian, his/her Attorney-In-Fact

Deena Dooley, by Julie Christian, her Attorney-In-Fact
Deena Dooley, by Julie Christian, his/her Attorney-In-Fact

Christa Baggott, by Julie Christian, her Attorney-In-Fact
Christa Baggott, by Julie Christian, his/her Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2023, before me personally appeared Terry Baggott, 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 8th day of March, 2023.

NOTARY PUBLIC TODD S. HOLLAR STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Terry Baggott, Executor for the estate of Norman Lee Baggott, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 8th day of March, 2023.

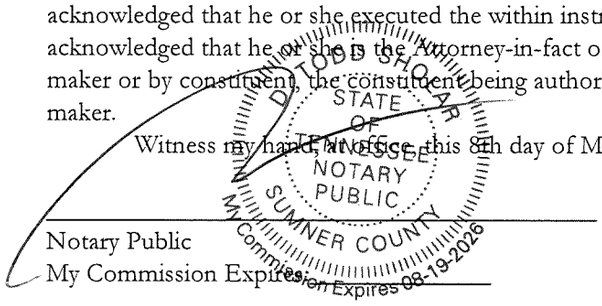
NOTARY PUBLIC TODD S. HOLLAR STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Public My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Julia Christian, Attorney in fact for Shannon Christian, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2023.

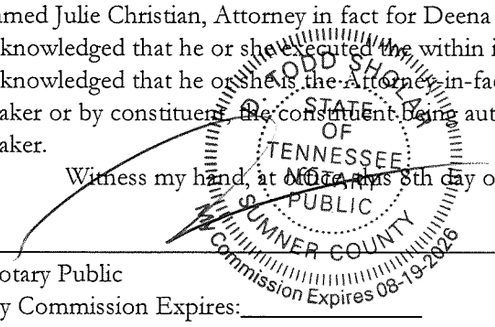


Notary Public
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Julie Christian, Attorney in fact for Deena Dooley, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2023.

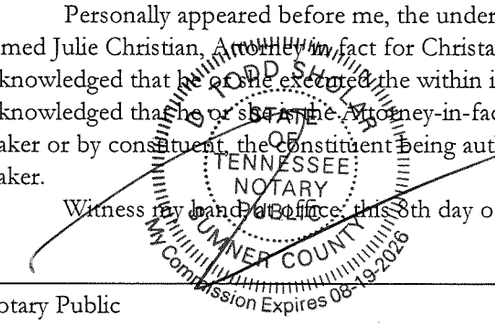


Notary Public
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Julie Christian, Attorney in fact for Christa Baggott, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2023.



Notary Public
My Commission Expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 March 8, 2023.

Affiant
Date: March 8, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of March, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY